

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

February 28, 2017

Location:

The meeting of the Rancho Cielo Homeowners Association was held at the offices of the Trabuco Canyon Water District.

Directors Present:

Mike Hinkle, Len Malena, Alan Neilson, Darryl Wheeler and Rod Miller.

Annual Election:

It was noted a quorum was not reached and the Annual Election was postponed to March 28, 2017.

Call to Order:

The meeting was called to order at 7:00 PM.

Homeowners Discussion

The Board met with Mr. Braun, the owner of 31811 Via del Viento. Mr. Braun asked the Board for reimbursement of money he paid to address flooding in his back yard from the common area slope. The Board took the matter under advisement.

The Board reviewed correspondence from Mr. Gutman.

Minutes & Financial Reports

A motion was made by Mr. Malena, 2nd by Mr. Miller to approve the January 2017 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Miller, 2nd by Mr. Nielson to approve the January 2017 financial statements as submitted. All in favor, motion carried.

The manager will run a history of account 5719 for details on the amount of \$2,927.90.

Management Report

The Board reviewed the prior month's action items list.

The Board reviewed the annual planner for the month of February 2017.

The Board reviewed the community inspection report and the home inspection report for the past month as provided by the manager.

The manager provided an updated accounts receivable report to the Board. A motion was made by Mr. Wheeler, 2nd by Mr. Malena to lien RAN-072, RAN-074, RAN-167 and RAN-232 for non-payment of assessments. All in favor, motion carried.

Landscape

Discussion was held on the stone work in the pool area. The Board asked the manager to obtain an updated bid from Harvest Landscape.

Old Business

The manager updated the Board on the proposed installation of cable service at the guard house. The manager presented a construction agreement which was approved by the Board subject to a meeting between the manager and the Cox Cable to confirm the scope of construction work that will be performed. A motion was made by Mr. Hinkle, 2nd by Mr. Miller to approve the agreement. All in favor, motion carried.

The Board tabled discussion on the proposed renovations at the pool including acid washing the deck, replacing furniture and pricing for cabanas.

New Business

The Board reviewed a bid for the repairs and painting of the patio covers and pool area cover as well as the iron fencing. A motion was made by Mr. Hinkle, 2nd by Mr. Neilson to approve the bid from Premier Painting at a cost of \$11,780.00. All in favor, motion carried.

The Board received a letter from the Dove Canyon Plaza in reference to possible future use of the property.

Discussion was held with regard to possibly modifying the tennis courts to Pickle-Ball courts. The Board tabled the discussion.

Adjournment

There being no further business, the meeting was adjourned into Executive session at 8:15 P.M.

Submitted by:

Jack L. Williams
Acting Secretary