

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

March 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.

Call to Order:

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

Annual Election:

It was noted a quorum was not reached for the Annual Election. A motion was made and 2nd to appoint the incumbent members to the Board. All in favor, motion carried.

Motions were made and 2nd with all in favor to appoint the following Board Members to serve in the stated positions as the Officers of the Association: (President, Rod Miller), (Vice President, Mike Hinkle), (Secretary, Len Malena) and (Treasurer, Alan Nielson).

Homeowners Discussion

Mr. Touminen, the owner of 31766 Via Allegre was present at the meeting to address an on-going problem of standing water in the street and drainage ditch next to his home. It was noted the matter was reported to the TCWD. The manager will follow-up on the matter.

Minutes & Financial Reports

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

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

Management Report

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

The Board reviewed the annual planner for the month of March 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. Miller, 2nd by Mr. Malena to file a lien against RAN-167. All in favor, motion carried.

Architectural Committee

Debbie Wheeler was present at the meeting to discuss the recent efforts of the Architectural Committee and letters sent to owners for architectural corrections. Discussion was held with regard to the criteria of the inspection. After much discussion, it was agreed that any owners that had questions or wished to appeal the requested corrections would be assisted by the management and committee members. Also, the Board asked the manager to place notice in the next newsletter asking for additional volunteers to serve on the Architectural Committee.

Landscape

It was noted the issue of the deteriorated sand bags in the bowl and gully drainage areas needed to be addressed.

It was noted plants were added to the slope behind 31811 Via del Viento. The manager will confirm with the landscaper that the type of plants used were appropriate for the area.

Old Business

The manager updated the Board on the proposed installation of cable service at the guard house. The manager informed the Board that he had met with the contractor for COX and approved the work for the installation of the cable to the guardhouse. It was noted the cable would be run through existing conduit.

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

A motion was made and 2nd with all in favor to approve the contract with Harvest to add the stone work at the pool area and monuments at a cost of \$39,844.00.

All in favor, motion carried. A motion was made and 2nd to purchase two cabanas from Lowes and 24 resin lounge chairs. All in favor, motion carried.

The Board reviewed a bid from Alan Smith Pools for the repair of the plaster in the pool by the steps. It was noted the cost for the repair was \$2,800.00. A motion was made and 2nd to have the repair made prior to April 10th if possible or after April 17th so as not to interfere with the schedule Spring Break. All in favor, motion carried.

It was noted the approved repairs and painting of the patio covers and pool area cover as well as the iron fencing had been completed.

New Business

It was noted that the Pingre's had offered to conduct a community yard sale in May. The Board approved the request for May 20th.

Adjournment

There being no further business, the meeting was adjourned at 8:20 P.M.

Submitted by:

Jack L. Williams
Acting Secretary