

# Rancho Cielo Homeowners Association

Meeting of the Board of Directors

February 27, 2018

## Location:

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

## Directors Present:

Mike Hinkle, Daryl Wheeler & Alan Neilson

## Call to Order:

The meeting was called to order at 7:02 PM.

## Homeowners Discussion

A representative from the Dove Canyon HOA addressed the board regarding the poor condition of the fence along the Bell View Trail. The position of the Dove Canyon HOA is that it is the responsibility of Rancho Cielo HOA to maintain the fence. Rancho Cielo's position is that it is the County of Orange that is responsible for the trail and fence. A number of times in the past the County has addressed the poor conditions of the trail. Management is to search the HOA past records to determine if there are records showing ownership and responsibility for the fence along the trail.

Management is to contact David Cane, HOA attorney to determine if the HOA would incur any liability if the fence was simply removed.

## Minutes & Financial Reports

A motion was made by Mr. Neilson, 2<sup>nd</sup> by Mr. Hinkle to approve the November 28, 2017 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Wheeler, 2<sup>nd</sup> by Mr. Hinkle to approve the January 31, 2018 financial statements as submitted. All in favor, motion carried.

## Management Report

The Board reviewed the annual planner.

The board reviewed the A/R report. All late notices were sent. A motion was made by Mr. Hinkle to have the account RAN-074-01 liened for delinquent dues, 2<sup>nd</sup> by Mr. Neilson, all in favor, motion carried.

The board reviewed the dues letter to account RAN-165-01 which included garage door fines. A board member will drive by and let management know if the garage door is now in satisfactory condition. Management is to remove the fines if the door is in corrected condition.

The board reviewed the Action Items report. All but one was completed.

## Architectural Committee

### Landscape

Mr. Jespersen, landscape committee chair addressed the board. Mr. Jespersen reported some difficulties meeting with Ignacio to plan and strategize for the irrigation system and for planting,

particularly on the slopes. The board instructed management to write a letter to Ignacio's supervisor or the owner of Harvest Landscape to contact Mr. Jespersen and to work closely with him to address the irrigation and problems.

Management provided the board with the 2018 Harvest tree trimming proposal. This was tabled until later in the year during the traditional tree trimming period.

The board addressed the issue with Harvest regarding the outstanding invoices. Management is to complete all the invoice information to date and to include check numbers for invoices paid and to give this report to Mr. Miller for his analysis and recommendation to the board.

### **Old Business**

Management reported that the guard house project is now in process.

The board reviewed the letter sent to the owners of 21781 Ambrosia Lane regarding the basketball pole that appears to be permanently installed in the front yard. Mr. Wheeler will drive by and let Management know if it's permanently installed. If so, Management is to send the owner a letter instructing them to remove the basketball pole.

### **New Business**

The board reviewed the photo inspection report. Management is to issue work orders to the appropriate contractors and handymen to complete the identified corrections and repairs needed. The board instructed management to issue work orders to Harvest Landscape to fill in the bare areas in and around the tennis court as indicated on the photos.

A board noted that the home at 31881Allegre still have holiday lighting installed on a tree. A letter is to be issued to the owner to remove the lighting.

Mr. Wheeler reported a tree on Via Del Lago being dead over a year. Mr. Weeler will send a photo to management.

Management provided the new architectural/landscape violation notice form. The designated board member/s will issue the notice as needed.

### **Adjournment**

There being no further business, the meeting was adjourned at 8:21 P.M.

Submitted by:

Ron Bennett  
Acting Secretary