

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

June 26, 2018

“Draft”

Location:

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

Directors Present:

Mike Hinkle, Len Malena, Alan Neilson & Robert Hoffman

Call to Order:

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

Homeowners Discussion

Mr. Benson questioned the board about the new management company and why he was not notified before the letter from Seabreeze Management was sent out.

A homeowner reported that vehicles are sneaking in behind cars entering and between arm barriers.

Sheri Conover addressed the board about the removal of a tree near their home.

Bill Hunt addressed the board regarding their neighbor blocking their view by allowing their trees to grow too high thereby blocking their view. The board agreed to address this with the neighbor.

Sheri Hoops addressed the board regarding her dues billing. The board will review the paperwork she turned in and have management address the issue.

Minutes & Financial Reports

A motion was made by Mr. Malena, 2nd by Mr. Hoffman to approve the May 22, 2018 meeting minutes as submitted. All in favor, motion carried.

Approval of the May 31, 2018 was tabled to the July meeting.

Management Report

The Board reviewed the annual planner.

The board reviewed the A/R report. All late notices were sent.

The board reviewed the Action Items report.

The board reviewed the Annual Calendar, no action to be taken.

Management presented the parking patrol violations since the May meeting.

Management provided the work order initiated since the May meeting.

Architectural Committee

Management provided four architect applications for the committee's review.

Landscape



Mr. Steven Schinhofen from Harvest Landscape addressed the board regarding water usage and what is being done to address the dry areas and their outstanding invoices.

Old Business

A discussion was held regarding the Belle View Trail deteriorated concrete fence. Management provided the latest correspondence from the city of Santa Margarita. Seabreeze Management will contact the city regarding the future efforts of the board to address the problem.

Seabreeze will contact Brian Fox to revise his proposal to include additional areas of the fence to remove not to exceed \$1,838.00.

Regarding the view issue of the Hunt family, a motion was made by Mr. Wheeler to have Seabreeze send the neighbor a letter for them to address the problem or attend a hearing with the board, 2nd by Mr. Malena, all in favor, motion carried.

Management provided a proposal from Three Phase Electric to replace one 100 amp power pedestal due to rusting that was tabled from the May meeting. Mr. Malena will inspect the pedestal and report his findings to the board at the July meeting.

Management updated the board regarding the damage break-in at the pool bathrooms. The homeowner's insurance paid \$1,000.00 of the \$1,285.00 cost to repair. Seabreeze will contact the homeowner regarding the balance of the repair costs.

New Business

Management reported to the board regarding the flood in the guard house. The flood was addressed as an emergency. The guard house was dried out and restored to original condition. The HOA's insurance policy covered all by the \$1,000 deductible.

Management provided the proposal to install depth markers at the pool as required by the county health inspector as part of their long term conditional approve to re-open the pools. The board will investigate an alternative lower cost to address the markers.

A motion was made by Mr. Wheeler to approve the proposal from Robert Owens, CPA to file the corporation tax returns and to perform the current year ending August 31, 2018 financial audit, 2nd by Mr. Neilson, all in favor, motion carried.

Management provided a proposed budget for the 2018-2019 fiscal year. The budget was tabled until the July meeting.

Management provided the Orange County Fire Authority's Wildfire Risk Reduction Notice. Seabreeze will contact Harvest Landscape or other landscaper to address the vegetation requirements as addressed in their report.

Adjournment

There being no further business, the meeting was adjourned at 9:01 P.M.

Submitted by:

Ron Bennett
Acting Secretary