

# **Rancho Cielo Homeowners Association**

Meeting of the Board of Directors

**July 26, 2011**

## **Location:**

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

## **Directors Present:**

Len Malena, Darryl Wheeler and Rod Miller.

## **Call to Order:**

The meeting was called to order at 7:05 PM.

## **Homeowners Discussion**

Mr. Neilson of 31945 La Subida was present at the meeting. Mr. Neilson informed the Board that he was considering serving on the Board of Directors.

The Board reviewed an e-mail from Mr. Wilkerson of 32242 Via del Sol in which he was addressing concerns about gophers in the slope behind his home. It was noted that Bandy Landscape had been treating the slope to eliminate the gophers.

The Board reviewed a letter from Mr. Guilford of 31852 Camino del Cielo in which he wrote to address the replacement of the windows on his home.

The Board reviewed a letter from Mr. Richardson of 31862 Camino del Cielo in which he wrote to address the replacement of the windows on his home.

The Board reviewed a letter from Mr. Mangrum of 21912 Via del Lago in which he had written to address concerns about the common area trees behind his home. Mr. Mangrum was concerned the trees were a fire hazard. It was noted that the O.C. Fire Authority and association landscaper had been contacted to inspect the trees and advise.

The Board reviewed an e-mail from Mr. Stone of 21812 Via del Lago in which he was writing to address a recent incident at the pool area.

The Board reviewed a letter from Mr. Taylor of 21761 Estrella in which he was writing to address concerns about the condition of the slope that belongs to the Walden Homeowners Association.

The Board reviewed a letter from Mr. Paez of 31931 Camino del Cielo in which he was writing to address issues with the neighbor's trees.

## **Minutes & Financial Reports**

A motion was made by Mr. Miller, 2<sup>nd</sup> by Mr. Malena to approve the May 2011 meeting minutes as submitted. Mr. Miller abstained from the vote and all others were in favor, motion carried.

A motion was made by Ms. Wheeler, 2<sup>nd</sup> by Mr. Miller to approve the June 2011 financial statement 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 July 2011.

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 Ms. Spencer, 2<sup>nd</sup> by Mr. Miller to lien RAN-056, RAN-088 and RAN-232 for non-payment of the assessments. All in favor, motion carried.

A motion was made by Ms. Wheeler, 2<sup>nd</sup> by Mr. Malena to lien RAN-043, RAN-088, RAN-126-02, RAN-173 and RAN-222 for non-payment of assessments. All in favor, motion carried.

### **Security**

The Board received copies of the monthly inspection reports provided by Nordic Security.

### **Landscape**

A motion was made by Mr Miller, 2<sup>nd</sup> by Mr. Malena to approve a bid from Vandergeest Landscape to add plants at the common area slope behind 21871 Via de la Luz at a cost of \$875.00. All in favor, motion carried.

The Board reviewed a report from Vandergeest Landscape in which they had inspected a drainage problem reported behind 21876 Delicia. Chris Curr reported the problem was not created or caused by the association's irrigation system.

The Board reviewed a report from Vandergeest Landscape in which they had inspected a drainage problem reported behind 32046 Camino del Cielo. Chris Curr reported the problem was not created or caused by the association's irrigation system.

### **Old Business**

It was noted that the annual garage sale was set for September 17<sup>th</sup>.

A motion was made by Mr. Wheeler, 2<sup>nd</sup> by Mr. Miller to approve the paving repair bid from Universal Paving for Phase II of the asphalt work, (as proposed by La Belle Marvin) at a cost of \$139,508.00. All in favor, motion carried.

### **New Business**

A motion was made by Mr. Malena, 2<sup>nd</sup> by Mr. Miller to approve the 2011-12 budget without an increase in the monthly dues assessment. All in favor, motion carried.

A motion was made by Mr. Miller, 2<sup>nd</sup> by Ms. Malena to approve a bid from Taylor Tennis Courts to resurface the basketball court at a cost of \$2,500.00. All in favor, motion carried.

The Board reviewed a series of lighting bids from Linc Lighting. It was noted that the Board wanted to meet with the contractor to review the various options.

It was noted the next meeting will be held on September 27, 2011.

**Adjournment**

There being no further business, the meeting was adjourned into executive session to discuss matters of delinquencies at 7:50 P.M.

Submitted by:

Jack L. Williams  
Acting Secretary