

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

September 27, 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 7:00 PM.

A motion was made by Mr. Miller, 2nd by Mr. Malena to appoint Alan Neilson to the Board of Directors effective immediately. All in favor, motion carried.

Homeowners Discussion

Mr. Wakefield of 21871 Via de la Luz was present at the meeting to address concerns he had with the landscaping in the common area behind his home. It was noted that the association had replanted a bare portion of the slope and Mr. Wakefield wanted larger plants to have been used. The Board noted that they had approved the recommendations as to the size and number of plants as made by the association's landscaper. After much discussion, the Board did note that they would re-inspect the area to determine if changes were needed.

The Board reviewed an e-mail from Mr. Stone of 21812 Via del Lago in which he was writing to address concern he had with the recently installed association mail boxes. Mr. Stone also informed the Board that he would repaint the exterior of his home as requested.

The Board reviewed an e-mail from Mr. Barakat of 21802 Via del Lago in which he was writing to address letters sent to him in reference to the replanting of his slope at the back of his property as well as other violation letters. It was noted that the association has asked Mr. Barakat to weed and replant the slope. It was further noted that Mr. Barakat has removed some of the plants at the back slope and that he had planted several fruit trees. The Board will inspect and revisit the issue at the next meeting.

The Board reviewed an e-mail from Mr. Berumen of 31931 La Subida Drive in which he was writing to address a City requirement for him to change his fence in order to get their approval for his pool permit. The Board noted that they could not approve any modification of the fence and that Mr. Berumen needed to fully comply with the City building permit requirements.

The Board reviewed an e-mail from Mr. Wilkerson of 32242 Via del Sol in which he was writing to address the gopher problem in the common area behind his home. It was noted that the manager had sent out Animal Pest Management and that they performed a treatment of the slope area to control the gophers.

The Board reviewed an e-mail from Ms. Paez of 31931 Camino del Cielo in which she was writing to address the view issue with the neighbor's trees. It was noted that the manager has already sent a letter to the homeowner asking them to trim their trees.

The Board reviewed a letter from the Louer's of 21822 Delicia.

The Board reviewed an e-mail from Mr. Pusatera of 32232 Rancho Cielo Drive in which he noted he was willing to serve on the Board of Directors.

Minutes & Financial Reports

A motion was made by Mr. Malena, 2nd by Mr. Miller to approve the July 2011 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Ms. Miller, 2nd by Mr. Malena to approve the August 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 September 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 Mr. Miller, 2nd by Mr. Malena to lien RAN-042, RAN-168 and RAN-194 and RAN-222 for non-payment of the assessments. All in favor, motion carried.

A motion was made by Ms. Wheeler, 2nd by Mr. Malena to turn RAN-126-01 and RAN-159-01 over to the Perry Law Firm for the collection of delinquent assessments. All in favor, motion carried.

A motion was made by Mr. Miller, 2nd by Mr. Wheeler to charge-off RAN-202. All in favor, motion carried.

The manager provided a bid for the replacement of a portion on cement walkway in front of 31922 Camino del Cielo in the amount of \$3,690.00. A motion was made by Mr. Miller, 2nd by Mr. Wheeler to approve the bid. All in favor, motion carried. The Board agreed that if it could be determined the roots from one of the owner's lots had caused the damage to the cement walkway; the association would back-charge the owners for the cost of the repairs.

The Board received a bid from Peak Lighting to install holiday lights and decorations at the entrance to the community. A motion was made by Mr. Neilson, 2nd by Mr. Wheeler to approve the bid in the amount of \$2,000.00. All in favor, motion carried.

Security

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

Landscape

The Board asked the manager to have Vandergeest Landscape start topping the newly planted boxwood plants at the island entrance area.

Old Business

It was noted that Universal Paving was scheduled to perform the asphalt repair working starting October 17, 2011.

The Board discussed the proposal from Verizon to obtain an easement from the association to access the water tower area at Via del Lago and Via de la Luz. It was noted that Verizon had asked for a long-term easement and that the owners would need to vote on the approval. The Board asked the manager to let Verizon know that they were not willing to go forward with the request unless Verizon was willing to pay for the cost to send a ballot to the owners.

It was noted that the manager and some of the Board Members met with Linc Lighting and had them revise their bid for the proposed lighting. The total bid for all proposed work was \$29,682.37. It was noted that the manager would obtain two additional bids for the Board to review. A motion was made by Mr. Wheeler, 2nd by Mr. Miller to approve a budget not to exceed \$30,000.00. All in favor, motion carried.

New Business

The Board reviewed the new color boards from Dunn Edwards for the exterior color schemes. A motion was made by Mr. Miller, 2nd by Mr. Malena to approve the color boards as submitted. All in favor, motion carried.

It was noted the next meeting will be held on October 25, 2011.

Adjournment

There being no further business, the meeting was adjourned into executive session to discuss matters of delinquencies at 8:40 P.M.

Submitted by:

Jack L. Williams
Acting Secretary