

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

October 25, 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, Rod Miller and Alan Neilson.

Call to Order:

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

Homeowners Discussion

Ms. Fredrick of 32031 Lomita, Mrs. Jarnigan of 21832 Caminito and Ms. Hutchcraft of 32006 Lomita were present at the meeting to address maintenance issues at homes within the community. It was noted that some of these homes were in foreclosure and that the current owners were not maintaining the landscape and exteriors. The Board and Manager noted that efforts are underway to address the issues.

Mr. Stone of 21812 Via del Lago was present at the meeting to address maintenance concerns he had with the new mailboxes. The Board noted that they were addressing the matter with the contractor.

Minutes & Financial Reports

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

A motion was made by Ms. Miller, 2nd by Mr. Neilson to approve the September 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 October 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-056 and RAN-194 for non-payment of the assessments. All in favor, motion carried.

It was noted that the concrete work that was performed at the front of 31922 Camino del Cielo was completed. It was also noted that during the replacement of the sidewalk, it was determined that that cause of the damage was due to tree roots coming from the yard of

31922 Camino del Cielo. After much discussion, the Board noted that they would ask the owners to pay for the cost of the concrete replacement work.

Security

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

Landscape

The Board reviewed an e-mail from Chris Curr of Vandergeest Landscape.

Old Business

The Board discussed the revised 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. It was noted that Verizon had increased their offer to the association to \$5,000.00 and had agreed to pay for the cost to have the association's attorney send ballots to the owners.

The Board reviewed the proposals to install the new landscape lighting as discussed at the September 2011 meeting. It was noted that the association had bids from Linc Lighting, Three Phase Electric and Peak Lighting. A motion was made and 2nd to approve the bid from Three Phase Electric. All in favor, motion carried.

The manager updated the Board on the on-going asphalt repair work that was being done throughout the community.

New Business

The manager updated the Board on new laws set to take effect on January 1, 2012.

Adjournment

There being no further business, the meeting was adjourned into executive session to discuss matters of delinquencies at 8:45 P.M.

Submitted by:

Jack L. Williams
Acting Secretary