

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

November 22, 2011

Location:

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

Directors Present:

Darryl Wheeler, Len Malena, Rod Miller and Alan Neilson.

Call to Order:

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

Homeowners Discussion

Minutes & Financial Reports

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

A motion was made by Ms. Miller, 2nd by Mr. Neilson to approve the October 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 November 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. Wheeler, 2nd by Mr. Miller to lien RAN-186 for non-payment of the assessments. All in favor, motion carried.

A motion was made by Mr. Wheeler, 2nd by Mr. Miller to approve the 2011 audit for mailing to the owners. All in favor, motion carried.

Security

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

Landscape

The Board reviewed bid proposals from Vandergeest Landscape to renovate the planter areas next to the walls at the community entrance.

A motion was made by Mr. Miller, 2nd by Mr. Malena to approve a bid from Vandergeest Landscape in the amount of \$2,895.00 to install a drain system behind the homes at 32012 Camino del Cielo. All in favor, motion carried.

Old Business

It was noted that Three Phase Electric was working on the approved lighting project and that they were awaiting the installation of the new meter by Edison.

It was noted that the most recent phase of asphalt repairs had been completed.

New Business

The Board received a notice from Aquatrends of a 3% increase in their monthly maintenance service starting January 1, 2012.

The Board reviewed a bid from Animal Pest Management to treat the common area slope behind 32242 Via del Sol for gophers. All in favor, motion carried.

Adjournment

There being no further business, the meeting was adjourned into executive session to discuss matters of delinquencies at 8:05 P.M.

Submitted by:

Jack L. Williams
Acting Secretary