

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

January 24, 2012

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

The Board reviewed an e-mail from Mr. Pham of 32242 Via del Nido.

The Board reviewed an e-mail from Mr. Stone of 21812 Via del Lago.

The Board reviewed an e-mail from Ms. Payne 31962 Camino del Cielo.

Minutes & Financial Reports

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

A motion was made by Ms. Miller, 2nd by Mr. Neilson to approve the December 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 January 2012.

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. Malena, 2nd by Mr. Miller to lien RAN-042 and RAN-186 for non-payment of the assessments, to turn RAN-190 over to the Perry Law Firm to pursue a civil claim and to authorize the Judge Law Firm to file a judgment lien against RAN-108. All in favor, motion carried.

Security

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

Discussion was held with regard to security cameras. The manager noted he had bids coming from Hill's Brothers, Nordic Security and Superior Access for the camera system.

Landscape

It was noted that Vandergeest Landscape had completed the installation of the drain system behind the homes at 32012 Camino del Cielo.

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.

New Business

The Board agreed to reopen discussion on the reconfiguration of the entry gates at the next association meeting.

Adjournment

There being no further business, the meeting was adjourned at 8:18 P.M.

Submitted by:

Jack L. Williams
Acting Secretary