

Rancho Cielo Homeowners Association
Board of Directors Meeting
April 24, 2024

General Session
MINUTES

CALL TO ORDER

The General Session meeting of the Board of Directors was called to order at 6:03 PM at Trabuco Canyon Water District, 32003 Dove Canyon Dr, Trabuco Canyon, CA, by board president Len Malena.

ATTENDANCE

Directors Present: Len Malena, President
Timothy Whelan, Secretary
Darryl Wheeler, Vice President
Robert Hoffman, Treasurer
Gina Cox, Member at Large (Via Zoom)

Directors Absent: None

Also, Present: Denise Mitchell, Senior Community Manager, Vintage Group

MEMBER FORUM

Three members attended the meeting, topic of discussion was rear yard flooding and fence damage, and removal of trees and subsequent replanting.

SECRETARY'S REPORT

Upon review, a motion was made, seconded, and unanimously carried to approve the March 27, 2024, General Session meeting Minutes as submitted.

TREASURER'S REPORT

Financial Statement

A motion was made, seconded, and unanimously carried to accept the March 27, 2024; financial statement subject to fiscal year-end review by a Certified Public Accountant.

Delinquency Matters

The board reviewed the AR Aging Report. A motion was made, seconded, and unanimously carried to approve the authorization to Lien delinquent account 130400380.

GENERAL MATTERS

Insurance Renewal

A motion was made, seconded, and unanimously carried to renew the association's insurance policies effective May 19, 2024. The annual premium is \$26,865.45.

Three Year Tree Trim Plan

Upon review, a motion was made, seconded, and unanimously carried to approve the three-year tree trim plan at the agreed cost of \$39,735.00 for 2024, \$40,160.00 for 2025 and \$39,735.00 for 2026. Tree trimming is budgeted and paid for in the operating account.

Street Sign Project

The board reviewed the proposal presented by All Sign Concepts for removal and replacement of all street signs with new "scroll" mounting brackets. Management was asked to obtain a competitive proposal for the next meeting.

Gate Attendant Contract

A motion was made, seconded, and unanimously carried to approve the gate attendant service contract provided by Titanium USA at the agreed cost of \$169,936.00 annually, effective May 1, 2024.

Member Requests

The board reviewed a request from an owner regarding the eucalyptus trees in the neighborhood being a fire hazard and would like them all to be removed. The association's insurance agent weighed in on the request from an insurance perspective and indicated that Insurance companies routinely ask insureds to trim trees away from homes, but only when they're touching the structure, not based on type. Also, regarding fire maps, they do not consider the amount, or type of trees in the neighborhood, they are more focused on brush, slope of land and wind patterns.

ADJOURNMENT

There being no further business to come before the board, a motion was made by Len Malen, seconded by Timothy Whelan, and unanimously carried to adjourn the meeting at 7:42 p.m.

Secretary's Certificate

I, DARREN WHEELER, do hereby certify that the foregoing is a true and correct copy of the Minutes of the General Session Meeting held on the above date, as approved by the Board of Directors.

ATTEST:

Signature

4-22-24

Date