

Rancho Cielo Homeowners Association

Board of Directors Meeting

GENERAL SESSION

July 24, 2024

MINUTES

CALL TO ORDER

The General Session meeting of the Board of Directors was called to order at 6:28 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

Directors Absent: None

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

MEMBER FORUM

Three members attended the meeting, topics of discussion were trees, gate attendants not checking persons in per protocol, pool facility/restrooms accessed by non-members, pool gate needs to be more secure.

SECRETARY'S REPORT

Upon review, a motion was made, seconded, and unanimously carried to approve the June 24, 2024, General Session meeting Minutes as submitted.

Election by Acclimation

A motion was made, seconded, and unanimously carried to accept the slate of candidates as listed on the ballot for election by acclimation.

Organizational Meeting of the Board

The officers were selected as follows,

Darryl Wheeler, President
Len Malena, Vice President
Timothy Whelan, Secretary
Robert Hoffman, Treasurer
Gina Cox, Member at Large

TREASURER'S REPORT

Financial Statement

A motion was made, seconded, and unanimously carried to accept the June 30, 2024, financial statement subject to fiscal year-end audit by a Certified Public Accountant.

Delinquency Matters

The board reviewed the AR Aging Report, no action was necessary at this time.

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2024-25 Proposed Budget

A motion was made, seconded, and unanimously carried to approve the 2024-25 pro-forma budget. The assessments will increase to \$335.00 on September 1, 2024.

GENERAL MATTERS

Architectural Request – 21801 Hermosa

The board reviewed a request for the consideration of a water spa in the side yard to the left of the entryway. After discussion, the board agreed the owner can move forward with their submittal to ARC and specified the water spa would need to be secure, and shrubs planted to hide the installation from street view.

View Blockage Complaint – 21841 Las Nubes Drive

The board reviewed the photos provided by the owner who attended the meeting to discuss his request. After discussion, the board agreed to have association trees trimmed and thinned to open the view from his rear yard.

Entry Vehicle and Pedestrian Gate Painting

After discussion, a motion was made, seconded, and unanimously carried to approve Edify Construction to paint the entrance gates and handrails (using oil base paint) at the agreed cost of \$6,880.00, which shall be funded from the reserve account, GL 3040 Painting Reserves.

By-Law Amendment Election

A motion was made, seconded, and unanimously carried to approve the proposal from Advanced Election Services to conduct the forthcoming by-law amendment election.

Upon review of the updated election rules, management was instructed to have them sent to the membership for a 28-day rule change comment period.

NEXT MEETING

The next meeting of the board of directors is scheduled for Wednesday, September 25, 2024 at the Trabuco Canyon Water District.

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 8:10 p.m.

Secretary's Certificate

I, Tim Whelan, 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: Tim Whelan

8-28-2024

Signature

Date