Rancho Cielo Homeowners Association

Board of Directors Meeting November 20, 2024

GENERAL SESSION

MINUTES

CALL TO ORDER

The General Session meeting of the Board of Directors was called to order at 6:30 PM at Trabuco Canyon Water District, 32003 Dove Canyon Dr, Trabuco Canyon, CA, by board president Darryl Wheeler.

ATTENDANCE

Directors Present: Darryl Wheeler, President (Via Call in)

Len Malena, Vice President

Robert Hoffman, Treasurer

Directors Absent: Timothy Whelan, Secretary

Gina Cox, Member at Large

Denise Mitchell, Senior Community Manager, Vintage Group

Dan Nordberg, Esq., Corporate Counsel

MEMBER FORUM

Also, Present:

Dan Norberg, Esq. attended the meeting to answer questions from the membership regarding the proposed By Law amendment. No members were in attendance.

The board agreed to begin the balloting process early December 2024 with an initial target date of January 8, 2025, for the election.

SECRETARY'S REPORT

Upon review, a motion was made, seconded, and unanimously carried to approve the October 23, 2024, General Session meeting Minutes as submitted.

TREASURER'S REPORT

<u>Financial Statement</u>

A motion was made, seconded, and unanimously carried to accept the October 31, 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.

Reserve Study

A motion was made, seconded and unanimously carried to approve the September 1, 2024 reserve study.

GENERAL MATTERS

Street Sweeping Serive

The board reviewed and discussed member complaints regarding the street sweeping service. After discussion, management was asked to obtain a proposal from another service provider.

NEXT MEETING

The next meeting of the board of directors is scheduled for Wednesday, January 8, 2025, at the Trabuco Canyon Water District.

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EXECUTIVE SESSION DISCLOSURE

The board met in **Executive Session at 6:00 pm** to conduct member disciplinary hearings, review legal communication and discuss vendor proposals pursuant to California Civil Code section 4935 (a).

ADJOURNMENT

There being no further business to come before the board, a motion was made, seconded by, and unanimously carried to adjourn the meeting at 6:50 p.m.

Secretary's Certificate

I, Timothy 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: $\frac{1-22-2025}{\text{Date}}$