

**RANCHO CIELO HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MINUTES  
JULY 26, 2023**

**Call to Order**

Upon notice, duly given and received, the Regular Board Meeting of the Rancho Cielo Homeowners Association was called to order at 6:32P.M. via zoom video conference and in person located at the Trabuco Canyon Water District, with proper notice given of the zoom details.

**Board Members Present**

A quorum was present with the following directors in attendance:

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

**Vintage Group**

Amy Moore, CMCA  
Colleen Rozen, CMCA

**Executive Session Disclosure**

The Board met during Executive Session immediately following General Session to approve Executive Session Meeting Minutes and discuss items such as member discipline, delinquencies, personnel, contracts, and legal issues.

**Homeowner Forum**

Homeowners were given an opportunity to address the Board of Directors for general matters that may or may not be related to specific agenda items. The items discussed were common area maintenance, landscaping and street repairs.

**Approval of Minutes**

Upon a motion duly made, seconded, and carried, the Board resolved to approve the General Session Meeting Minutes from the June 28, 2023 Board Meeting, as prepared by Vintage Group.

**Financial Report**

**Financial Statements**

The June financials were reviewed by the Board. Upon a motion duly made, seconded, and carried, the Board resolved to approve the June 2023 Financials.

**Collections**

Upon a motion duly made, seconded, and carried, the Board resolved to approve the liens for the following APN #'s: 833-501-21 and 833-551-04 and accept Allied Trustee Services service agreement.

**Street Repairs**

The Board reviewed the proposal by Ben's Asphalt and the Board of Directors directed Vintage Group to have proposal reviewed by Association Council.

**2024 Budget Approval**

Upon a motion duly made, seconded, and carried, the Board resolved to approve the 2024 Budget with assessments to be increased to the amount of \$320.00 per home starting September 1, 2024.

**Next Meeting**

The next Board of Directors meeting is scheduled for August 23, 2023, at 6:30 P.M.

**Adjourn**

There being no further business to come before the Board at this time, a motion was made, seconded, and unanimously carried to adjourn. the meeting and go into General Session at 7:58 P.M.

**SECRETARY'S CERTIFICATE**

I, Tim WHELAN, hereby certify that the foregoing is a true and correct copy of the approved General Session Minutes of the Board of Directors Meeting held on the above date.

Tim Whelan  
Secretary

9-28-2023  
Date