

Rancho Cielo Homeowners Association

Board of Directors Meeting

GENERAL SESSION

August 28, 2024

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
Timothy Whelan, Secretary
Robert Hoffman, Treasurer
Gina Cox, Member at Large

Directors Absent: Len Malena, Vice President

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

SECRETARY'S REPORT

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

TREASURER'S REPORT

Financial Statement

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

Ratify Reserve Expenditure

A motion was made, seconded and unanimously carried to approve a reserve expenditure of \$4,280.00 to paint the interior and exterior of the gate house including the four lights on the exterior of the, and the four lights at the gates, which shall be funded from reserve GL 3040 Painting Reserves.

2024 Fiscal Year End Auditor

After discussion, a motion was made, seconded, and unanimously carried to engage with Newman and Associates to conduct an audit and prepare taxes for fiscal year ending August 30, 2024.

Reserve Study

After discussion, review of the draft reserve study was tabled to the September 25, 2024, board meeting.

GENERAL MATTERS

Street Signs Replacement

The Board received a true-to-size sample of the new street sign to be installed community wide. The board will settle on the final color scheme and front prior to the next meeting.

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Common Area Maintenance

Upon review, a motion was made, seconded, and unanimously carried to approve the following proposals.

- Final Revision to the community wide tree trim project at a cost of \$39,155.00 scheduled to begin October 16 and 17, 2024.
- Installation of new trees in the bare areas located inside the natural bowl adjacent to Plano Trabuco at a cost of \$1,450.00.

By Law Amendment

After discussion, a motion was made, seconded, and unanimously carried to approve the revised by laws as drafted by the association's attorney, that will be presented to the membership for approval via a formal election.

MEMBER FORUM

There were no members in attendance.

NEXT MEETING

The next meeting of the board of directors is scheduled for Wednesday, October 23, 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 6:59 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:

Signature


pro Tem

11/20/24
Date