

**RANCHO CIELO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
MARCH 5, 2019**

Call to Order

Upon notice, duly given and received, the General Session Meeting of the Board of Directors of Rancho Cielo Homeowners Association was called to order at 7:00 PM at the Trabuco Canyon Water District located at 32003 Dove Canyon Dr., Trabuco Canyon, CA 92679.

Roll Call

A quorum was present with the following directors in attendance:

Michael Hinkle, President
Alan Nielson, Treasurer
Len Malena, Secretary
Robert Hoffman, Member at Large

Absent

Darryl Wheeler, Vice President

Seabreeze Management Company, Inc.:

Janet McCormick, CMCA Account Executive

Executive Session Disclosure

Executive Session convened to discuss rule violations, delinquencies, personnel, 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.

FINANCIAL REPORT

Financial Statement – Ending February 25, 2019

Be it resolved, upon a motion duly made and seconded, the Board resolved to acknowledge and accept the February 25, 2019 financial statements and reconciled bank statements presented, subject to audit/review by a CPA at fiscal year-end. This motion carried unanimously.

Be it resolved, upon a motion duly made and seconded, the Board resolved to acknowledge and accept that per the amendment to California Civil Code section 5500 and the addition of section 5501, each common interest development board must review the following specific sections of the association's financial reports on at least a monthly basis.

DELINQUENCIES

Lien Authorization, Account # 00206-2004

Upon a motion duly made and seconded, the Board resolved to record a lien on Account # 00206-2004, due to delinquent assessments. This motion carried unanimously.

Entry Gate Service Maintenance Proposals – Invitee: Eric Smith, Royal Access

Eric Smith from Royal Access was present to review the entry gate inspection report and proposals with the Board of Directors. The Board reviewed proposals for entry gate service maintenance. Be it resolved, upon a motion duly made and seconded, the Board resolved to approve the quarterly proposal for entry gate maintenance as submitted by Royal Access, for a total cost not to exceed \$99.00, per month. Motion carried unanimously.

Hacienda Landscape – Reports, Updates, & Proposals

Be it resolved, upon a motion duly made and seconded, the Board resolved to table the discussion. Motion carried unanimously.

Pool Restroom Door Jamb Repair Proposal Discussion

The Board reviewed proposals to repair the pool restroom door and jamb. Be it resolved, upon a motion duly made and seconded, the Board resolved to table the discussion. Motion carried unanimously. Management was directed to have the vendors re-bid with more durable materials.

Pool Motor/Spa Jet Proposal Discussion

The Board reviewed proposals submitted for pool/spa jet motor replacement. Be it resolved, upon a motion duly made and seconded, the Board resolved to table the discussion. Motion carried unanimously. Management was directed to have the vendors re-bid the raised spa jet motor housing with more durable materials.

Street Signage Proposal Discussion

The Board reviewed proposals for street signage replacement throughout the community. Be it resolved, upon a motion duly made and seconded, the Board resolved to table the discussion. Motion carried unanimously.

Entry Gate & Basketball Pole Repainting Proposals

The Board reviewed proposals for entry gate and basketball pole repainting. Be it resolved, upon a motion duly made and seconded, the Board resolved to approve the proposal as submitted by Pilot Painting, for a total cost not to exceed \$3,250.00. Motion carried unanimously.

Rezoning of Dove Canyon Center Discussion

No action was taken. Management was directed to include any relevant meeting information in the Association newsletter.

Reserve Study Proposals Update Discussion

Be it resolved, upon a motion duly made and seconded, the Board resolved to table the discussion. Motion carried unanimously.

Homeowner Requests

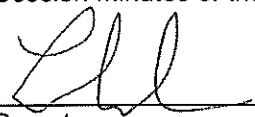
The Board reviewed the request from 21781 Hermosa Lane, for a parking variance. Be it resolved, upon a motion duly made and seconded, the Board resolved to deny the request. Motion carried unanimously. Management was directed to advise the homeowner that they were granted a two-week extension of the parking pass, while they make alternative arrangements.

Adjourn

Being no other business, a motion was made, seconded and approved to adjourn. The meeting adjourned at 8:13 PM.

SECRETARY'S CERTIFICATE

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


Secretary

3-26-19
Date