

**RANCHO CIELO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
SEPTEMBER 23, 2020**

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 6:45 PM via videoconference, with proper notice given of the Zoom details.

Roll Call

A quorum was present with the following directors in attendance:

Michael Hinkle, President
Robert Hoffman, Treasurer
Robert Rose, Member at Large

Absent

Len Malena, Secretary
Vacancy, Vice President

Seabreeze Management Company, Inc.:

Janet McCormick, CMCA, AMS Community Manager

Executive Session Disclosure

Executive Session convened to approve 8/26/2020 Executive Session Meeting Minutes, and to discuss items such as member discipline, delinquencies, personnel, contracts, and legal issues.

Invitee: Pamela Rottner

Pamela Rottner, Executive Vice President, Seabreeze Management Company was present to introduce herself to the Board of Directors.

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.

Approval of Minutes

Upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the 8/26/2020 General Session Meeting Minutes.

FINANCIAL REPORT

Financial Statements – As of August 31, 2020

Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to acknowledge and ratify the acceptance of the financial statements as of 8/31/2020 and reconciled bank statements presented, subject to audit/review by a CPA at fiscal year-end.

Delinquencies

The Board reviewed the A/R Aging Report during Executive Session.

Lien Authorization: Account # 00206-0352

The Board reviewed a Lien Authorization for Account # 00206-0352 during Executive Session. The Association has reached the next step in the collection process where a lien can be recorded against the property. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve recording a lien on Account # 00206-0352.

Lien Authorization: Account # 00206-0255

The Board reviewed a Lien Authorization for Account # 00206-0255 during Executive Session. The Association has reached the next step in the collection process where a lien can be recorded against the property. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve recording a lien on Account # 00206-0255.

Lien Authorization: Account # 00206-1966

The Board reviewed a Lien Authorization for Account # 00206-1966 during Executive Session. The Association has reached the next step in the collection process where a lien can be recorded against the property. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve recording a lien on Account # 00206-1966.

Hacienda Landscape Discussion

The Board reviewed landscape reports, updates, and proposals as submitted by Hacienda Landscape. The Board reviewed Hacienda Landscape proposal # 071520-0212, to install a 36-inch box Jacaranda tree and a 1.5 GPM irrigation bubbler, for \$945.00. Landscape Committee member, Rick Jesperson advised that the irrigation bubbler was not recommended. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion. Management was directed to request a proposal for two different options without the installation of a 1.5 GPM irrigation bubbler: a 12-inch box Jacaranda tree, and a 24-inch box Jacaranda tree.

The Board reviewed Hacienda Landscape proposal # 982120-0452, for plant installation for the area behind 21771 Pajarito Lane, for a total cost not to exceed \$653.50. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the proposal, for a total cost not to exceed \$653.50.

Common Area Proposals

The Board reviewed proposals for repainting the association mailbox posts, community wide. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion. Management was directed to request that the proposals be revised to include the installation of new numbers.

Architectural Applications

The Board reviewed an architectural application for exterior painting and the installation of stone veneer as submitted by Ryan and Erin Cockroft, 31912 Camino Del Cielo. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the architectural application as submitted.

The Board reviewed an architectural application for exterior balcony repairs as submitted by Kathleen Pham, 32242 Via Del Nido. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the architectural application as submitted.

Homeowner Requests

The Board reviewed an inquiry regarding roof replacement with Tesla solar tiles. No action was required. Management was directed to advise the homeowner that the Board will review a completed architectural application for roof replacement with Tesla solar tiles. At this time, they do not have enough information to respond with a decision; however, they are concerned about continuity within the community. The Board will request the recommendations of the architectural committee once an application has been submitted.

The Board reviewed an inquiry regarding common area repairs and an increase frequency of trash collection at the Association pool and spa area. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion. Management was directed to request a proposal for increasing trash collection at the Association pool and spa area.

Next Meeting

The next Board of Directors and Annual Election meeting is scheduled for Wednesday, October 28, 2020 at 7:00 PM via Zoom Meetings, due to the novel Coronavirus pandemic and social distancing requirements.

Adjourn

Being no other business, a motion was made, seconded, and approved to adjourn. The meeting adjourned at 7:34 PM.

SECRETARY'S CERTIFICATE

I, _____, 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

Date