

**RANCHO CIELO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
DECEMBER 2, 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
Bob Rose, Vice President
Robert Hoffman, Treasurer
Len Malena, Secretary
Tim Whelan, Member at Large

Absent

None

Seabreeze Management Company, Inc.:

Janet McCormick, CMCA, AMS Community Manager

Executive Session Disclosure

Executive Session convened to approve 11/3/2020 Executive Session Meeting Minutes, and to 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. No homeowners were present.

Approval of Minutes

Upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the 10/28/2020 Annual Election & Meeting of the Membership, and the General Session Meeting Minutes from the 11/3/2020 Board meeting, as prepared by Seabreeze Management.

FINANCIAL REPORT

Financial Statements – As of October 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 10/31/2020 and reconciled bank statements presented, subject to audit/review by a CPA at fiscal year-end. Management to add Tim Whelan, Member at Large to the email distribution list.

Delinquencies

The Board reviewed the A/R Aging Report during Executive Session. No action was required during general session.

ASSOCIATION POOL & SPA REPLASTER PROPOSALS

The Board reviewed proposals for pool and spa replaster as submitted by Alan Smith Pools, Aqua Creations, Aquapure, and Blueray. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the proposal for pool and spa replaster as submitted by Alan Smith Pools, with all options, for a total cost not to exceed \$38,474.00.

AQUATRENDS PROPOSAL FOR IPS WI-FI CHEMICAL CONTROLLER SYSTEM

The Board to review a proposal for a Pool IPS Wi-Fi Chemical Controller System, a Spa IPS Wi-Fi Chemical Controller System, and Controller plan preparation and submittal, as submitted by Aquatrends, for a total cost not to exceed \$8,511.86. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion.

SCOTT ENGLISH PLUMBING PROPOSAL RATIFICATION

The Board reviewed the proposal submitted by Scott English Plumbing which was completed as an emergency plumbing repair for ratification. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to ratify the approval of the proposal to replace the leaking 2" galvanized line near the water meter in front of 32152 Rancho Cielo, for a total cost not to exceed \$2,250.00.

MAILBOX POST MAINTENANCE PROPOSAL DISCUSSION

The Board reviewed the proposals as submitted by ABC Construction & Restoration, Felsil Building Services, and Shields Business Service, Inc. for mailbox post maintenance. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the proposal as submitted by Shields Business Service, Inc. for mailbox post maintenance, with an option to remove and replace address numbers on the mailboxes, for a total cost not to exceed \$11,638.00.

HACIENDA LANDSCAPE DISCUSSION

The Board reviewed updates from Hacienda Landscape. No action was required.

HOMEOWNER REQUESTS

The Board reviewed correspondence regarding landscape concerns as submitted by Jackie Page, homeowner of 21782 Hermosa Lane. No action was required.

The Board reviewed a tree removal request submitted by Jamie Parnell, homeowner of 32252 Via Del Sol. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to deny the request.

The Board reviewed a tree removal request submitted by Peggy Payne, homeowner of 21762 Hermosa Lane. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to deny the request.

The Board reviewed a concern regarding the new safelist program submitted by Paul Allen, homeowner of 21871 Delicia Drive. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to deny the request.

The Board reviewed a parking variance request related to Covid-19 as submitted by Dr. Backman, homeowner of 21792 Hermosa Lane. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to conditionally approve the request.

TRASH COLLECTION FREQUENCY DISCUSSION

The Board reviewed a proposal as submitted by E & C Mystic Cleaning & Janitorial Services to increase trash collection to three collection dates, and add Saturdays, for a total added cost of \$90.00 per visit. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the proposal, effective after the pool and spa area reopens following the replastering.

ARCHITECTURAL APPLICATIONS

The Board reviewed three architectural applications for architectural improvements as submitted by homeowners. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve an architectural application for the installation of pavers, as submitted by Hal & Laura Reisiger, homeowners of 32152 Rancho Cielo.

Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve an architectural application for the installation of a new front door and side gates, as submitted by Daniel Loskot, homeowner of 21942 Via Del Lago.

Be it resolved, upon a motion duly made, seconded, and carried 4-to-1 with Mike Hinkle abstaining, the Board resolved to approve an architectural application for the installation of solar, as submitted by Michael & Vicki Hinkle, homeowners of 21822 Delicia Drive.

Board Reorganization Discussion

The Board discussed reorganization of Board positions, following the annual election. A motion was made, seconded, and unanimously carried to approve the reorganization of Board positions, as follows:

- Mike Hinkle, President
- Bob Rose, Vice President
- Robert Hoffman, Treasurer
- Len Malena, Secretary
- Tim Whelan, Member at Large

Manager Bonus

Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to add this discussion item to the agenda. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve a holiday bonus in the amount of \$250.00 for Community Manager, Janet McCormick.

Next Meeting

The next Board of Directors and Annual Election meeting is scheduled for Wednesday, January 27, 2021 at 6:30 PM via Zoom Meeting, 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 8:20 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