

**RANCHO CIELO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
JANUARY 27, 2021**

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 6:30 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
Len Malena, Secretary
Tim Whelan, Member at Large

Absent

Bob Rose, Vice President

Seabreeze Management Company, Inc.:

Janet McCormick, CMCA, AMS Community Manager

Executive Session Disclosure

Executive Session convened to approve 12/2/2020 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. Homeowners were present.

Approval of Minutes

Upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the General Session Meeting Minutes from the 12/2/2020 Board meeting, as prepared by Seabreeze Management.

FINANCIAL REPORT

Financial Statements – As of November 30, 2020 and December 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 11/30/2020 and 12/31/2020 and reconciled bank statements presented, subject to audit/review by a CPA at fiscal year-end.

Merrill Lynch Investment Recommendations

The Board reviewed investment recommendations as presented by Merrill Lynch Wealth Management. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the recommendation to make the following investments: \$ 100,000 3-12 Month CD (Range*), after Maturity on January 12, 2021.

Delinquencies

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

Common Area Proposals for Ratification

The Board reviewed the revised Vasin Sign Solutions proposal for community speed limit signs in the amount of \$1,232.74. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to ratify the approval of the revised Vasin Sign Solutions proposal for community speed limit signs in the amount of \$1,232.74.

The Board reviewed the La Cresta Backflow proposal to remove and replumb lines for a defective Backflow device and install a new Backflow prevention device in the amount of \$1,103.50. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to ratify the approval of the La Cresta Backflow proposal to remove and replumb lines for a defective Backflow device and install a new Backflow prevention device in the amount of \$1,103.50.

The Board reviewed the Hacienda Landscape Proposal # 011421-0311 to replace one 32 Station Rainbird ESP LX PLUS Irrigation Controller for a cost of \$2,775.00. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to ratify the approval of the Hacienda Landscape Proposal # 011421-0311 to replace one 32 Station Rainbird ESP LX PLUS Irrigation Controller for a cost of \$2,775.00.

2021 Accurate Voting Services Proposal

The Board reviewed the proposal as submitted by Accurate Voting Services for voting services for the 2021 annual election. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve proposal as submitted by Accurate Voting Services for voting services for the 2021 annual election, for a total cost before meeting attendance in the amount of \$960.00.

Camera Access Technologies Proposal

The Board reviewed the proposal as submitted by Camera Access Technologies for a new replacement LPR camera, with a 3-year warranty, for \$950.00, plus, tax and installation labor. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion. Management was directed to inquire regarding the original equipment warranty, and whether the replacement is for the same type of equipment.

Proposed Dunn Edwards Color Schemes Discussion

The Board reviewed the revised color schemes, as proposed by Dunn Edwards. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the revised color schemes as proposed by Dunn Edwards. Management was directed to request that the old and original color schemes be removed from the site; however, they have respectfully requested that Dunn Edwards provide Seabreeze with PDFs of the original color schemes for association records.

Hacienda Landscape Updates & Discussion

The Board reviewed proposals and updates as submitted by Hacienda Landscape and the Landscape Committee. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve Hacienda Landscape Proposal # 010820-1005, to provide labor and materials to install new low drought tolerant ground cover in the bare areas located in the natural area behind 21862 Delicia, for a total cost not to exceed \$712.50.

Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table Hacienda Landscape Proposal ## 011921-0108, to provide labor and materials to relocate wires under newly installed meter on Via del Sol and repair wires not connected correctly causing shortages to irrigation valves located on Via del Lago: \$1,990.00. Management was directed to clarify electrician hours quoted on the proposal. Additionally, management was directed to request an alternate proposal from an electrician.

HOMEOWNER REQUESTS

The Board reviewed correspondence from Tim Craven, homeowner of 31771 Via Allegre, regarding the safelist program. No action was required.

The Board reviewed correspondence from Tim Stone, homeowner of 21812 Via del Lago, regarding the safelist program. No action was required.

The Board reviewed correspondence from Walden Homeowners Association. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion. Management was directed to inquire whether Walden Homeowners Association would be open to sharing costs for repair or replacement of the shared wrought iron fencing.

Proposed AT&T Access Easement Agreement Discussion

The Board reviewed the proposed AT&T Draft Access Agreement, as well as a copy of the existing agreement in place between Rancho Cielo HOA and Verizon for access to the same water tank, as submitted by Smartlink. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion. Management was directed have the documents, as well as potential compensation, reviewed by association legal counsel for recommendations.

Next Meeting

The next Board of Directors and Annual Election meeting is scheduled for Wednesday, February 24, 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 7:33 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