

**RANCHO CIELO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
FEBRUARY 24, 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 6:32 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 Senior Community Manager

Executive Session Disclosure

Executive Session convened to approve 1/27/2020 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 1/27/2020 Board meeting, as prepared by Seabreeze Management.

FINANCIAL REPORT

Financial Statements – As of January 31, 2021

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 1/31/2021 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. No action was required during general session.

2021 ARS Reserve Study Proposal

The Board reviewed the proposal with three options for the 2021 reserve study, as submitted by Advanced Reserve Solutions, Inc. (ARS). Upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the 2021 reserve study proposal, as submitted by Advanced Reserve Solutions, Inc. (ARS), for an update without site visit, for a total cost not to exceed \$800.00.

Common Area Proposals for Ratification

The Board reviewed the proposal to remove and replace five (5) mailbox posts and concrete footings, as submitted by Felsil Building Services, for a total cost not to exceed \$1,820.00. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to ratify the approval of the proposal to remove and replace five (5) mailbox posts and concrete footings, as submitted by Felsil Building Services, for a total cost not to exceed \$1,820.00.

Petra Geosciences Recommendations & Proposals

The Board reviewed the geotechnical evaluation report findings as submitted by Petra Geosciences, Inc. No action was required.

The Board reviewed the proposal for geotechnical services to evaluate drainage concerns, as submitted by Petra Geosciences, Inc., for a total cost not to exceed \$2,600.00. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the proposal for geotechnical services to evaluate drainage concerns, as submitted by Petra Geosciences, Inc., for a total cost not to exceed \$2,600.00.

The Board reviewed a proposal for concrete flow line and subterranean pipe installation at two (2) locations, per recommendations of Petra Geosciences, Inc., as submitted by City Service Paving. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion pending receipt of an additional proposal from Schumacher Masonry.

Camera Access Technologies Proposal

The Board reviewed the proposal as submitted by Camera Access Technologies for the replacement of the LPR camera, with a previously owned LPR camera, no warranty, for the cost of a service call and labor, for a total cost not to exceed \$345.00. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the proposal as submitted by Camera Access Technologies for the replacement of the LPR camera, with a previously owned LPR camera, no warranty, for the cost of a service call and labor, for a total cost not to exceed \$345.00.

Common Area Wrought Iron Repair Proposals

The Board reviewed three proposals for common area wrought iron repairs and/or replacements as submitted by Felsil Building Services, Inc., ABC Construction & Restoration, and PCW Contracting Services. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion. Management was directed to request revisions to the proposals to include repair and/or replacement of the wrought iron at the community Tot Lot.

Common Area Wood Repair Proposals

The Board reviewed three proposals for common area wood repairs and/or replacements as submitted by Felsil Building Services, Inc., ABC Construction & Restoration, and PCW Contracting Services. 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 termite inspection and a proposal for wood repairs and/or replacement as recommended by the termite inspection vendor.

Proposed Dunn Edwards Color Schemes Discussion

The Board reviewed the archived color schemes, as provided by Dunn Edwards. No action was required.

Architectural Committee Member Application Discussion

The Board reviewed an application for the architectural committee as submitted by Mark Braun, homeowner of 31811 Via Del Viento. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the application for volunteer member of the architectural committee as submitted by Mark Braun, homeowner of 31811 Via Del Viento. Management was directed to remove Jim Loupe from the architectural committee.

HOMEOWNER REQUESTS

The Board reviewed correspondence from Kimberly Alvarez, homeowner of 21811 Via Del Lago, regarding speed bumps and a request to install signage to remind drivers to slow down. The Board reviewed a proposal for the installation of six (6) signs, as submitted by Vasin Sign Solutions, for a total cost not to exceed \$1,413.29. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the proposal for the installation of six (6) signs, as submitted by Vasin Sign Solutions, for a total cost not to exceed \$1,413.29. Management was directed to advise the homeowner that there are no plans to install speed bumps at this time.

Socially Distanced Community Events Discussion

The Board reviewed the proposed socially distanced community events, as submitted by Seabreeze Lifestyle Director, Richelle Davidson. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to deny the proposed events. Management was directed to include a request for community event sponsorship in the association newsletter.

Next Meeting

The next Board of Directors and Annual Election meeting is scheduled for Wednesday, March 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 7:28 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