

**RANCHO CIELO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
JULY 28, 2021**

Call to Order

Upon notice, duly given and received, the Regular Board Meeting of the Rancho Cielo Homeowners Association was called to order at 6:32 PM by Board President Michael Hinkle via zoom videoconference, with proper notice given of the zoom details.

Board Members Present

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 Senior Community Manager
Julie McKenna, CMCA, Senior Community Manager

Executive Session Disclosure

Executive Session convened to approve 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 not present.

Item Discussed

Landscape of slope areas

Approval of Minutes

Upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the General Session Meeting Minutes from the 6/23/2021 Board meeting, as revised, as prepared by Seabreeze Management.

FINANCIAL REPORT

Financial Statements – June 30, 2021

It was noted that a deficit appears in GL# 6700 for water. 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 for the period ending June 30, 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.

Tree Trim Proposals

The Board reviewed two proposals to complete community wide tree trimming. It was noted that the association's contracted landscape vendor provided a proposal with significantly higher pricing than one received from Park West Landscape. A motion was made, seconded and unanimously carried to approve an expense not to exceed \$22,495.00. Management to communicate with Hacienda Landscape to request a revision to their proposal in line with approved costs and award the contract accordingly.

Landscape Proposal

The Board requested that management issue a work order to Hacienda Landscape to provide a proposal for landscape replacement in the "bowl" area behind Delecia Drive to be reviewed at the August Board of Directors Meeting.

Landscape Committee

Following review of a request from the homeowner, a motion was duly made, seconded, and unanimously carried, to appoint Lattimore Chan to the Landscape Committee.

Paint Color-Variance Request

Upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve a requested paint color variance submitted by the owner of 31931 La Subida.

Aquatrends-Proposal/Auto Chlorinators

The Board reviewed a proposal in the amount of \$9440.96 to install auto chlorinators at the pool area. The equipment meets Title 22 requirements for chemical monitoring. A motion was duly made and seconded to approve the proposal. Following discussion, the motion was rescinded and revised to table approval to the August Meeting pending additional review of upcoming street repair costs. The motion carried unanimously.

Pilot Painting Trellis Repair Change Order Ratification

The Board reviewed a change order from Pilot Painting & Construction, previously approved as an emergency/safety item. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to ratify approval of the change order in the amount of \$21,600.00.

Holiday Light Proposal

Following review of a proposal from *Light Up My Holiday*, a motion was duly made, seconded and unanimously carried to approve the proposal totaling \$4291.00.

Homeowner Requests

The Board reviewed four written requests as submitted by homeowners.

Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the request from Maggie Abdelmalek of 32002 Camino Del Cielo to sponsor a "Photo with Santa" event the first weekend of December 2021.

Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to decline a request for additional common area trash collection from Megan Cordova of 21935 Via Del Lago.

Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to obtain costs and additional information for address curb repaint and table a decision to the August 2021 Board Meeting. Item requested by Mark Braun of 31811 Via Del Viento.

Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to obtain tree installation costs and options from Hacienda Landscape and table a final decision to the August Board Meeting. Request made by Rick Booth, of 21872 Delicia. in response to initial board decision to deny replanting of trees on the slope. Mr. Booth was in attendance at the meeting.

Next Meeting

The next Board of Directors meeting is scheduled for Wednesday, August 25, 2021, at 6:30 PM via Zoom Video conferencing, due to the Coronavirus pandemic and social distancing requirements. Management to explore options to have a dual meeting in person at Seabreeze Management offices and via zoom.

Adjourn

There being no further business to come before the Board at this time, a motion was made, seconded, and unanimously carried to adjourn. the meeting at 7:55 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

DRAFT