

**RANCHO CIELO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
SEPTEMBER 22, 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 6:29 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.:

Marcos Cruz, Senior Community Manager
Justin Breckenridge, Director of Community Management

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 carried, the Board resolved to approve the General Session Meeting Minutes from the 7/28/2021 Board meeting as prepared by Seabreeze Management. Member Whelan abstained from the vote.

FINANCIAL REPORT

Financial Statements – July 30, 2021 & August 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 for the period ending July 30, 2021 & August 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.

Hacienda Landscape Reports & Proposals

The Board reviewed the estimate provided by Hacienda Landscape for the Trimming of Trees in the canyon area near Bell View Trail at a cost of \$19,000.00 for the first phase and \$17,100.00 for the adjacent phase. The Board stated that OCFA had not identified this area as a risk and no formal action was taken.

Architectural Applications

Upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the retrofit vinyl window replacements for 21831 Via De La Luz.

Upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve window and door replacements for 21812 Via Del Lago.

Camera Access Technologies – Visitor Station Ratification

Upon a motion duly made, seconded, and unanimously carried, the Board resolved to ratify the Camera Access Technologies services for the installation of the APP Station for the guardhouse totaling \$2,520.00.

Scott English Plumbing – Pool Drain Line Clearing Ratification

Upon a motion duly made, seconded, and unanimously carried, the Board resolved to ratify the Scott English services to excavate and repair the pool area deck drain line totaling \$2,822.12

Aquatrends-Proposal/Auto Chlorinators

The Board reviewed a proposal in the amount of \$9,440.96 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.

Vasin Sign Solutions – Custom Community Street Sign

The Board reviewed the estimate from Vasin Sign Solutions for the creation and installation of new street signs and posts throughout the community. Be it resolved, upon a motion duly made, seconded, and unanimously carried to table the estimate for the October Meeting.

Draft Landscape Committee Charter

Upon a motion duly made, seconded, and unanimously carried, the Board tabled the draft committee charter for the October Meeting.

AT&T Pedestal Upgrade for the Association

Upon a motion duly made, seconded, and unanimously carried, the Board tabled the discussion for the October Meeting.

Homeowner Requests

The Board reviewed two written requests as submitted by homeowners.

Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the request from Erika Pederson from 21851 Las Nubes Drive and inquire from the Farmers Agent what is recommended for coverage for the use of the park area.

Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the request from Victoria Monroe from 31781 Via Allegre and verify the pool furniture identified and clean as necessary.

Next Meeting

The next Board of Directors meeting is scheduled for Wednesday, October 27, 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 7:40 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