

**RANCHO CIELO HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MINUTES  
SEPTEMBER 28, 2022**

**Call to Order**

Upon notice, duly given and received, the Regular Board Meeting of the Rancho Cielo Homeowners Association was called to order at 11:00 A.M. by Board President Len Malena via zoom video conference, with proper notice given of the zoom details.

**Board Members Present**

A quorum was present with the following directors in attendance:

Len Malena, President  
Robert Hoffman, Treasurer  
Daryl Wheeler, Member at Large  
Gina Cox, Member at Large

**Vintage Group**

Amy Moore, CMCA  
Colleen Rozen, Director of Operations

**Executive Session Disclosure**

The Board will meet during Executive Session immediately following General Session to approve Executive Session Meeting Minutes and 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. A couple homeowners were present and discussed entry access, miscellaneous trash cans moving about the community from the storm, gardeners accessing the restroom, need a lockbox.

**Approval of Minutes**

Upon a motion duly made, seconded, and carried, the Board resolved to approve the General Session Meeting Minutes from the August 23, 2022, Board meeting as prepared by Vintage Group.

**Financial Report**

**Financial Statements**

The September financials were reviewed by the Board. Upon a motion duly made, seconded, and carried, the Board resolved to approve the July and August financials.

**Landscape Proposals**

Rick the landscape chair mentioned the entry bowl is missing and the railroad tie. Management will contact the landscaper to follow up on these items.

**Street Repairs**

The consultant is currently revising the report after meeting and walking with the Board. Once received, management will put out to bid with asphalt vendors.

**New Business**

The new greeter and patrol vendor, Vintage Patrol Services has begun servicing the community. Post orders are being modified and approved by the board. There was a brief discussion on car decals and RFID tags. No further action was made.

The Board informed management the pool gate does not remain closed and to investigate options including a loud alarm.

Fernando & Mike with the Trabuco Canyon Water District attended to provide a presentation to the Board regarding the draught update as it relates to our community.

**Next Meeting**

The next Board of Directors meeting is scheduled for October 24, 2022, at 6:00 p.m.

**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 and go into Executive Session at 12:00 P.M.

**SECRETARY’S CERTIFICATE**

I, Tim whelan, 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.

DocuSigned by:  
  
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Secretary

1/25/2023  
Date