

**RANCHO CIELO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
NOVEMBER 3, 2020**

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 1:06 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, Director

Absent

Robert Rose, Member at Large

Seabreeze Management Company, Inc.:

Janet McCormick, CMCA, AMS Community Manager

Executive Session Disclosure

Executive Session convened to approve 9/23/2020 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.

Approval of Minutes

Upon a motion duly made, seconded, and carried 2-2, with two abstentions by Len Malena and Tim Whelan, due to absence at the 9/23/2020 Board meeting, the Board resolved to approve the 9/23/2020 General Session Meeting Minutes.

FINANCIAL REPORT

Financial Statements – As of September 30, 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 9/30/2020 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.

Lien Authorization: Account # 00206-1759

The Board reviewed a Lien Authorization for Account # 00206-1759 during Executive Session. The Association has reached the next step in the collection process where a lien can be recorded against the property. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve recording a lien on Account # 00206-1759.

DRAFT AUDIT FYE 8/31/2020

The Board to review the draft copy of the audit report for the fiscal year ended August 31, 2020, as prepared by the Association CPA, Owens, Moskowitz, & Associates, Inc. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the draft copy of the audit report for the fiscal year ended August 31, 2020, as prepared by the Association CPA, Owens, Moskowitz, & Associates, Inc.

TAXES FYE 8/31/2020

The Board to review the taxes for the fiscal year ended August 31, 2020, as prepared by the Association CPA, Owens, Moskowitz, & Associates, Inc. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the taxes for the fiscal year ended August 31, 2020, as prepared by the Association CPA, Owens, Moskowitz, & Associates, Inc.

ASSOCIATION POOL & SPA REPLASTER PROPOSALS

The Board to review proposals for pool and spa replaster as submitted by Alan Smith Pools, Aqua Creations, and Aquapure. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion.

AQUATRENDS PROPOSAL FOR IPS Wi-Fi CHEMICAL CONTROLLER SYSTEM

The Board to review a proposal for a Pool IPS Wi-Fi Chemical Controller System, a Spa IPS Wi-Fi Chemical Controller System, and Controller plan preparation and submittal, as submitted by Aquatrends, for a total cost not to exceed \$8,511.86. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion.

TENNIS COURT MAINTENANCE PROPOSALS

The Board to reviewed two proposals for tennis court maintenance and repairs as submitted by Taylor Tennis Courts, Inc. and Ferandell Tennis Courts, Inc. Other vendors declined to bid. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the proposal as submitted by Taylor Tennis Courts, Inc. to repair and resurface the tennis court, Pro Purple and Green, for a total cost not to exceed \$4,900.00; to fabricate and install new windscreens, 9'4" high, for a total cost not to exceed \$3,900.00; to paint tennis court fence posts and rails, green, for a total cost not to exceed \$4,200.00; to re-line the pickleball court; for joint caulking for a total cost not to exceed \$420.00; and to replace the net for a total cost not to exceed \$350.00.

Hacienda Landscape Discussion

The Board reviewed landscape reports, updates, and proposals as submitted by Hacienda Landscape. The Board reviewed Hacienda Landscape proposal # 092220-1224, to provide labor and materials to install new plant material on the bare spots and planter at the end of Villa del Sol for a total cost not to exceed \$983.00. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion. Management was directed to send the owner of the property a hearing notice to offer a payment plan for plant installation. If approved, Homeowners to be required to provide watering and weed abatement.

The Board reviewed Hacienda Landscape proposal # 092820-1122, for ratification, to provide labor, equipment, and materials to remove the declined Eucalyptus Tree located on the slope behind 31902 Camino del Cielo causing a liability of falling to do rotten trunk for a total cost not to exceed \$1,150.00. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the proposal, to provide labor, equipment, and materials to remove the declined Eucalyptus Tree located on the slope behind 31902 Camino del Cielo causing a liability of falling to do rotten trunk for a total cost not to exceed \$1,150.00.

The Board reviewed Hacienda Landscape proposal # 091720-0808 to provide labor and materials repair the Irrigation System in the Natural area located between Rancho Cielo and Camino del Cielo where previous irrigation system was discontinued, for a total cost not to exceed \$3,460.00. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the proposal, to provide labor and materials repair the Irrigation System in the Natural area located between Rancho Cielo and Camino del Cielo where previous irrigation system was discontinued, for a total cost not to exceed \$3,460.00.

ASSOCIATION PARKING PROGRAM DISCUSSION

The Board reviewed the drafted letter to the membership regarding the Association parking program. The Board advised Management of requested revisions. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the drafted letter to the membership regarding the Association parking program, as revised per the Board.

RULES & REGULATIONS REVISION DISCUSSION – PARKING RULES

The Board reviewed the Association parking rules from the current rules and regulations. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion.

SPEED LIMIT SIGNAGE DISCUSSION

The Board reviewed the vendor inquiry regarding the proposed speed limit signage. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion. Manager to meet Board President, Mike Hinkle onsite to review.

WALDEN HOA REQUEST

The Board reviewed a request from Walden HOA for an estimated date the Rancho Cielo Homeowners Association will complete fence repairs. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion. Management was directed to clarify location of the fencing and verify that the fencing is not shared fencing with Walden HOA.

Homeowner Requests

The Board reviewed a request submitted by Heather Grover, homeowner of 31952 Camino del Cielo, for asphalt and curb repair. The Board reviewed two options for repairs. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve proposal option 2, from City Service Paving, for patch repair only, for a total cost not to exceed \$500.00.

The Board reviewed a request submitted by Kelly Newbry, homeowner of 32276 Via Del Sol, regarding landscaping. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the request.

The Board reviewed a request submitted by Marissa Mars, resident of 32266 Via Del Sol, for a newsletter request for a community-wide holiday invitation, social distance style. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the request.

The Board reviewed a request submitted by Robert Mitchell, homeowner of 21821 Estrella, for tree removal. Additionally, the Board reviewed recommendations from the landscape committee and the landscape supervisor. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to deny the tree removal request. Currently, this tree does not pose a safety hazard, per advisement of the landscape committee and the landscape supervisor.

Next Meeting

The next Board of Directors and Annual Election meeting is scheduled for Thursday, December 3, 2020 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 2:44 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