

**RANCHO CIELO HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MINUTES  
MAY 26, 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 6:36 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 4/28/2020 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 not 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 2/24/2020 Board meeting, as prepared by Seabreeze Management.

**FINANCIAL REPORT**

**Financial Statements – As of April 30, 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 4/30/2021 and reconciled bank statements presented, subject to audit/review by a CPA at fiscal year-end.

**ARS Draft Reserve Study – Version 1; Dated May 24, 2021**

The Board was provided with the ARS Draft Reserve Study, Version 1, Dated May 24, 2021, for review. Upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion. Management was directed to inquire with Financial Manager, Jovan Navarro, why there appears to be a \$17,000 profit or net income for this financial statement period. Additionally, Management was directed to request that Financial Manager, Jovan Navarro add a front page with variances be added to the monthly financial packet.

**Delinquencies**

The Board reviewed the A/R Aging Report during Executive Session. No action was required during general session.

### **Hacienda Landscape Reports & Proposals Discussion**

The Board reviewed updates, reports, and proposals. Upon a motion duly made, seconded, and unanimously carried, the Board resolved to table Proposal # 050421-0110, for a three-year community-wide tree trimming plan, for 2021, 2022, and 2023. Management was directed to forward the proposal for the 2021 community-wide tree trimming to the Landscape Committee for recommendations.

Upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve Proposal # 052121-0400, to provide labor, equipment, and materials to remove the leaning Pine Tree located in the natural area directly over the property of 21872 Delicia Dr, for a total cost not to exceed \$1,750.00.

Upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve Proposal 052121-0351, to provide labor, equipment, and materials to trim a Pine Tree and Sycamore Tree located directly behind 21872 Delicia Dr, for a total cost not to exceed \$500.00.

Upon a motion duly made, seconded, and unanimously carried, the Board resolved to table Proposal 052421-0132, to provide labor and materials to install new plant material in the bare spots and planter at the end of Villa del Sol., for a total cost not to exceed \$1,070.00.

### **Architectural Application – 31892 La Subida – Variance Requested for Exterior Paint**

The homeowner was present during homeowner forum to discuss this architectural application and variance request. The Board reviewed the architectural application. Upon a motion duly made, seconded, and unanimously carried, the Board resolved to deny the architectural application and variance request. Management was directed to advise the homeowner that he is welcome to resubmit the architectural application with exterior paint variance request, together with an architectural application for roof replacement.

### **Request to Reserve Space in the Park**

The Board approved a request for a gathering in the park space for a school graduation party to be held on June 3, 2021, at 1:30 PM for two hours. Use of the patio areas, park areas, pools, tot-lots, sports courts, and barbeque areas may not be privately reserved. Use of the patio area, park areas, pools, tot-lots, sports courts, and barbeque areas must be shared with the general membership. Upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the request for a gathering, upon receipt of the required certificate of insurance and \$150.00 deposit.

### **Discussion to Add Additional Pickleball Court**

The Board discussed an owner request to add an additional pickleball court. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to table the discussion.

### **Proposals to Remove Concrete and Install New Catch Basins**

The Board reviewed proposals to remove concrete and install new catch basins, in accordance with recommendations and specifications as provided by Petra Geosciences, Inc. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board resolved to approve the proposal as submitted by Schumacher Masonry, per the scope of work provided by Petra Geosciences, Inc., for a total cost not to exceed \$21,810.00.

### **Ratification of Proposals**

The Board reviewed the following proposals which were approved in the April 2021 Executive session Board meeting. Upon a motion duly made, seconded, and unanimously carried, the Board approved the proposal as provided by Pilot Painting for Wrought Iron Painting as follows: Stair rails leading to tennis court; Tot Lot; and Pool fence; for a total cost not to exceed \$15,495.00.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the proposal as provided by Animal Pest Management for Termite Treatment and Wood Repairs as follows: Pool House Fumigation and Pool House Wood Repairs; for a total cost not to exceed \$5,200.00.

**Next Meeting**

The next Board of Directors meeting is scheduled for Wednesday, June 23, 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 7:41 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