

**RANCHO CIELO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
JANUARY 26, 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 6:30 PM by Board President Len Malena via zoom videoconference, 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
Tim Whelan, Secretary
Daryl Wheeler, Member at Large
Gina Cox, Member at Large

Seabreeze Management Company, Inc.:

Marcos Cruz, Senior Community Manager

Others Present:

Robert Ruff – Petra Geosciences

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.

Approval of Minutes

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

Financial Report

Financial Statements – November 30, 2021 & December 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 November 30, 2021 and December 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. Following review of the delinquency list, a motion was made, seconded, and unanimously carried to approve moving forward with lien authorizations on the following accounts:

00206-0491
00206-0352
00206-1856

No further action was taken.

Ratifications

Be it resolved, upon a motion duly made, seconded, and unanimously carried to ratify the work performed by Scott English Plumbing Services for the clearing of the pool pump room drain at a cost of \$900.00

Custom Community Street Sign

Be it resolved, upon a motion duly made, seconded, and unanimously carried to table the estimates for the February Meeting.

AT&T Pedestal Upgrade for the Association

The Board of Directors reviewed the most recent correspondence between Director Cox and Dino Romeo of Smartlink who is coordinating the ATT Easement Request between the Association and the utility company. Upon a motion duly made, seconded, and unanimously carried to table the topic for the February Meeting.

Concrete Drain Work

Robert Ruff from Petra Geosciences was in attendance at the meeting and spoke about the overall condition of the street cracks in the Association and the replacement contractor proposals after Schumacher Masonry declined to move forward with the previously awarded contract. Upon a motion made, seconded, and unanimously carried, the Board of Directors tabled the topic for the upcoming February Board of Directors Meeting.

Annual Election Proposal 2022

The Board of Directors reviewed the estimate provided by Accurate Voting Services to be the inspector of elections for the 2022 year. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board tabled the estimate for review later in 2022.

Draft Audit 2021

The Board of Directors reviewed the draft audit for the FYE 2021 as prepared by Inouye Shively Klatt & McCorvey. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board approved the draft audit as presented.

Newsletter Topics

The Board of Directors reviewed the most recent newsletter creation as prepared by Management. The Board of Directors requested several corrections to the next newsletter to include additional contact information and reminders on pet ownership.

No formal action was taken.

Annual Calendar

The Board of Directors reviewed the 2022 Annual Association Calendar as presented by Management. Be it resolved, upon a motion duly made, seconded, and unanimously carried, the Board accepted the document and requested it to be included in every board packet moving forward.

Next Meeting

The next Board of Directors meeting is scheduled for February 23, 2022, at 6:30 PM via Zoom Video conferencing, due to the Coronavirus pandemic and social distancing requirements.

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 7:47 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