

**RANCHO CIELO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
FEBRUARY 23, 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

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 January 26, 2022 Board meeting as prepared by Seabreeze Management.

Financial Report

Financial Statements – January 31, 2022

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 January 31, 2022, 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.

Architectural Submission Review

The Board of Directors reviewed the most recent architectural application submissions that were completed by the Architectural Review Committee.

21891 Via Del Lago – Rooftop Solar Panel Installation – Approved
31786 Via Del Lago – Rooftop Solar Panel Installation – Approved
31821 Via Allegre – Exterior House Painting Scheme 4 – Approved
21831 Las Nubes Dr – Perimeter Block Wall Painting – Denied

No formal action was taken.

Custom Community Street Sign

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

AT&T Pedestal Upgrade for the Association

The Board of Directors reviewed the most recent correspondence between Director Cox, Alexis Dunlap, 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 Approve the revisions submitted and to have the notary contact Director Malena for obtaining the necessary signatures and submitted \$2,500 to the Association for the easement use.

Concrete Drain Work

Robert Ruff from Petra Geosciences was in attendance at the January 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 March Board of Directors Meeting.

Reserve Study Proposal 2022

The Board of Directors reviewed the proposal submitted by Advanced Reserve Solutions to perform the Associations required level 2 onsite study at a cost of \$850.00. Following a motion made and seconded, the Board of Directors tabled the estimate for the March Meeting.

Trail Maintenance Information

The Board of Directors discussed the possibility of working with the neighboring Association Dove Canyon to replace the fence and concrete posts in an attempt to bring the area in compliance with the Orange County Parks Department. Management to work with the County Representative and Dove Canyon to ask what the likelihood of this being able to occur.

Annual Tree Trimming Proposal

The Board of Directors reviewed the enclosed proposal submitted by Hacienda Landscape for the Associations Annual Spring and Fall Tree Trimming. Cost for the services is \$55,775.00 and to take place over the course of the year in progressive invoice installments. Following a motion made, seconded, and unanimously carried, the Board Approved the prior tree trimming estimate at \$19,000 for the horseshoe area cleanup project.

No formal action was taken.

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 content such as being mindful of trash containers and searching for event coordinators for items the community wishes to have occur like garage sales.

No formal action was taken.

Homeowner Requests

The Board of Directors reviewed the homeowner requests submitted by the following addresses:

31946 La Subida Dr – Thank you note for parking variance.

21751 Estrella Ln – Request for \$550.00 reimbursement for vinyl fence repairs from tree wind damage.

21872 Delicia Dr – Request for additional plant material installation behind home for privacy and wind screening.

Next Meeting

The next Board of Directors meeting is scheduled for March 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 8:31 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