

ROYAL PALM RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – OPEN SESSION MINUTES
April 1, 2019

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MEMBERS PRESENT

Tambra Williams – President
Donna Oates – Vice President
Paul Quiray – Treasurer
Alex Lopez [appointed at this meeting]
Member at Large

MEMBERS ABSENT

Samuel Contreras – Member at Large

ALSO PRESENT

Dan Saldana

Haven Management LLC

I. CALL TO ORDER

1. Tambra Williams, Board President, called the open session meeting of the Royal Palm Ranch Homeowners Association to order at 6:00p.m.

II. HOMEOWNER FORUM

1. The floor was open to homeowners.

III. APPROVAL OF MINUTES

1. A motion was made by Tambra Williams and seconded by Donna Oates to approve the minutes of March 4, 2019 as submitted. The motion passed 4-0-0.

IV. LIEN ACCOUNTS

1. None

V. FINANCIAL

1. A motion was made by Tambra Williams and seconded by Donna Oates to approve the financial statement of February 28, 2019. The motion passed 3-0-0.

VI. OLD BUSINESS

1. There is no old business to review.

VII. NEW BUSINESS

1. **EBC Contractor asphalt proposal** – Board reviewed - A motion was made by Tambra Williams and seconded by Donna Oates to schedule this for the summer months to avoid multiple moves as parking is limited as well as to secure other comparative bids.. The motion passed 3-0-0
2. **Board member Appointment** - A motion was made by Tambra Williams and seconded by Donna Oates to appoint Alex Lopez to fill the last vacant seat on the Board. The motion passed 3-0-0
3. **Ratify no impact use** – A motion was made by Donna Oates and seconded by Tambra Williams approving the business license use for 12977 Saddleback that is conditional on no impact to the community. The motion passed 3-0-1 Alex abstained.

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VIII. CORRESPONDENCE

1. 12927 Royal Palm Circle submitted concern of water coming from the north to his property during rain. A motion was made by Tambra Williams and seconded by Donna Oates to inform requesting party that each property has drainage easements over the other not to inhibit water flow. The motion passed 3-0-1. Alex Lopez Abstained

IX. EXECUTIVE SESSIONS – Matters discussed in Executive Session were owner compliance issues and the status of delinquent accounts.

X. ADJOURNMENT

1. A motion was made by Tambra Williams and seconded by Donna Oates to adjourn the meeting at 6:30p.m. The motion passed 4-0-0.

ATTESTED TO: _____

DATE: _____

Respectfully submitted by Haven Management LLC.