

RANCHO BAHAMAS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
January 24 , 2025

MINUTES

BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT	MANAGEMENT
Tom Taylor President		Luci Ralston, CMCA, AMS Ralston Management
Jessica Petri Secretary		Kathryn Bertollette, Agent
Huy Le, Treasurer		

The Board of Directors held a regular meeting on Friday, January 24, 2025 at 10:00 a.m., at the office of Ralston Management, 43533 Ridge Park Drive, Suite K, Temecula, California 92590.

MINUTES: Motion made by Jessica Petri, seconded by Tom Taylor to approve the minutes October 18, 2024. Motion carried 3-0.

FINANCIAL REPORT: The Board reviewed the financial report for the month ending November 30 & December 31, 2024. Motion made by Jessica Petri and seconded by Tom Taylor to approve the report. Motion carried 3-0.

UNFINISHED BUSINESS:

The board reviewed the estimate during the property walk-through and requested management to obtain estimates for the following services: rodent control, tree trimming, stucco painting repair, and wrought iron fence repair.

The Board of Directors has instructed management to contact CR&R to request an additional service call for the repair of the broken wheel on the trash can.

Miguel – Management will reach out to Miguel to paint the curb, electrical box, and trim the palm trees.

NEW BUSINESS:

Reserve Study – Motion made by Jessica Petri, seconded by Tom Taylor, to approve Reserve Study Proposal Option A for \$1,600 for the years 2026-2029. Motion carried 3-0.

Newsletter Topics – Dryer vents, Proper trash can placing, vehicle parking & rodent control

OPEN FORUM

Several homeowners expressed concerns about the overgrown palm trees, broken wheels on trash cans, an excessive number of mice, and street lights being very dull.

ADJOURNMENT: Meeting adjourned at 11:45 a.m.

NEXT MEETING: Meetings are held quarterly. The next meeting will be held May 14, 2025, 9:30am

Minutes recorded by

Kathryn Bertollette

Kathryn Bertollette, at the direction
of the Board of Directors

CERTIFICATE OF SECRETARY

The undersigned, the duly acting or appointed Secretary of the above corporation, certifies that the foregoing was duly moved, seconded and adopted by the requisite majority of the Board of Directors.

Date

Secretary