

Villagio I Homeowners Association

General Session Meeting Minutes

January 21, 2016

San Clemente Community Center

Attendance

Board of Directors

Bob Speidel, Vice President

Jerry Anderson, Director at Large

Justin Brown, Secretary

Ashly Fox, Treasurer

Absent

Dan Gutierrez, President

Management

Dorian Jackson, Community Association Manager

Allegra Cody, Recording Secretary

Call to Order

The Meeting was called to order at 6:40 p.m.

Organizational Meeting

Motioned, Seconded: "To appoint Dan Gutierrez as President, Bob Speidel as Vice President, Ashly Fox as Treasurer, Justin Brown as Secretary and Jerry Anderson as Director at Large."

Approved: 4-0

Executive Session Disclosure

Management informed the membership about what was discussed at the prior Executive Session Meeting, including the approval of minutes, member discipline and Show Cause Hearings.

Homeowner Forum

There were (2) homeowners present.

Delegate Report

Jerry Anderson requested that Management notify Rancho San Clemente Community Association of overgrown honeysuckle that is overextending into homeowners' backyard along the walkway cul-de-sac.

Meeting Minutes

The Board reviewed the meeting minutes from the General Session Meeting held on November 19, 2015.

Motioned, Seconded: "To approve the November 19, 2015 General Session Meeting minutes as submitted."

Approved: 4-0

Financials

The Board reviewed the financial statements for the periods ending November 30, 2015 and December 31, 2015."

Motioned, Seconded: "To accept the financial statements for the period ending November 30 and December 31, 2015, subject to year-end audit."

Approved: 4-0

Reallocation of Reserves

Motioned, Seconded: "To approve the transfer of the Net Income for 2015 in the amount of \$12,347.14 and reallocate the Reserves balances as recommended."

Approved: 4-0

Delinquency

Motioned, Seconded: "To record a lien on the following accounts: APN 930-075-35, APN 930-074-48, APN 930-074-38"

Approved: 4 -0

Correspondence

The Board reviewed and discussed the correspondence that occurred since the last Board meeting.

Application for Parking Permits

The Board reviewed applications for extra vehicle permits.

Motioned, Seconded: "To deny the application from the homeowners of 602 Via Espiritu for an additional vehicle permit."

Denied: 4-0

Motioned, Seconded: "To approve the application from the homeowners of 701 Via Otono for only one additional vehicle permit."

Approved: 4-0

Architectural

No action taken at this time.

Landscape Report

The Landscape Walkthrough took place prior to the meeting on Thursday, November 19, 2015. The next scheduled Landscape Walkthrough will take place on February 18, 2016 at 4:00 p.m.

The Board reviewed and discussed a landscape proposal from The Soto Company.

Motioned, Seconded: "To approve Estimate #2918 from The Soto Company dated January 13, 2016 for tree trimming located near 707 Via Otono (Carrotwood Tree), 710 Via Otono (Carrotwood Tree), 702 Via Otono (Jacaranda Tree) and 711 Via Nublado (1-Queen Palm), in the amount of \$470.00, expensed to account number 5226."

Approved: 4-0

Motioned, Seconded: "To approve Quote #106220 from Sepulveda Building Materials, Inc. for garden wall materials in the amount of \$1,132.49, expensed to account 5130."

Approved: 4-0

Previous Business

The Board had a brief discussion about the mailboxes within the Community. The Board tabled any action at this time.

New Business

730 Via Otono/732 Via Otono

The Board reviewed and discussed correspondence from the homeowners of 730 Via Otono and 732 Via Otono, in regards to their homes and back yards flooding. Management advised that after communicating with Association's insurance broker, their policy would not cover such claim, if filed, as they do not have flood insurance. Additionally, Management advised the Board that per the Governing Documents, the Association is not responsible for the damage caused by the flood. The Board agreed to meet at the property to perform an inspection on Saturday 23, 2016 at 9:00a.m.

Motioned, Seconded: "To obtain a legal opinion of this matter from the Association's legal counsel."

Approved: 4-0

Motioned, Seconded: "To approve issuing a work order to ATI Restoration to begin emergency remediation at 732 Via Otono."

Approved: 4-0

600 Via Espiritu

The Board reviewed correspondence regarding water intrusion, which occurred at 600 Via Espiritu.

Motioned, Seconded: "To ratify the emergency approval of a proposal from A.T.I Restoration for the removal of all weathered caulking between the flashing and stucco, patch the stucco as needed, replace caulking and paint to match at 600 Via Espiritu, per an email dated January 15, 2016, in the amount of \$1,500.00."

Approved: 4-0

Next Board of Directors Meeting

The next Board of Directors Meeting is scheduled for February 25, 2016 at 6:30 p.m.

Adjournment

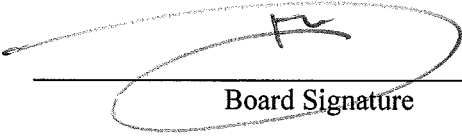
The General Session meeting adjourned at 7:53 p.m.

BOARD CERTIFICATION AND APPROVAL OF MINUTES

This is to certify that Villagio I at Rancho San Clemente Homeowners Association is a California Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation in good faith and with regard to the best interests of the community and its members; has exercised discretion within the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and hereby approve the authenticity of actions reported of this meeting.

Respectfully Submitted:

Allegra Cody, RS



Board Signature