

Villagio I Homeowners Association
GENERAL SESSION MEETING MINUTES
January 26, 2017
San Clemente Community Center

ATTENDANCE

Board of Directors

Dan Gutierrez, President
Bob Speidel, Vice President
Marc Ferris, Secretary

Absent

Jerry Anderson, Director at Large
Ashly Fox, Treasurer

Management

Sandrine Oblak, Community Association Manager

CALL TO ORDER

The Meeting was called to order at 6:36 p.m.

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 Legal Correspondence.

HOMEOWNER FORUM

No homeowners were present.

DELEGATE REPORT

No report.

MEETING MINUTES

The Board reviewed the meeting minutes from the General Session Meeting held on December 15, 2016.
Motioned, Seconded: "To approve the December 15, 2016 General Session Meeting minutes as submitted."

Approved: 3-0

FINANCIALS

The Board reviewed and approved the October financial statement for the period ending on December 31, 2016.
"Motioned, Seconded: "To approve the December 31, 2016 financials subject to year-end audit." **Approved: 3-0**

DELINQUENCY

The Board reviewed the delinquency matrix. No action was taken.

CORRESPONDENCE

The Board reviewed and discussed the December 2016 violation report and homeowner correspondence received since the last Board meeting.

The Board reviewed the correspondence from an owner on Via Nublado, they will be having new landscaping installed in February.

The Board reviewed correspondence from an owner on Via Otono that stated their cars were damaged when the old speed hump was removed and the new speed hump was installed. Management informed the Board that Quickel Paving was provided the contact information of the resident and that they will be taking care of the damages. The Board directed

Management to hold payment to the vendor until the residents vehicle have been rectified as the repairs require more than the offered \$50.00 per vehicle.

ARCHITECTURAL

There were no current architectural applications for the Board to review.

LANDSCAPE REPORT

The Landscape Walkthrough took place prior to the meeting on Thursday, January 26, 2016. The next scheduled Landscape Walkthrough will take place on February 16, 2017 at 4:00 p.m.

OLD BUSINESS

FHA Approval Updated: Management is sending the required documents as requested to Project Approval Services to complete the submission.

NEW BUSINESS

Insurance Renewal Proposals: Motioned, Seconded: "To approve the proposal prepared by Farmers Insurance in the amount of \$35,592.00."

Approved: 3-0

Inclinometer Reading: Management provided the Board with the report for their review.

SouthCoast Gardening Proposal to additional succulents on right entry side: Motioned, Seconded: "To decline the bid for additional succulents on the right side entry." **Approved: 3-0**

SouthCoast Gardening Proposal for installation of Sod at Via Umbroso: Tabled

Holiday Community Signage: The Board reviewed ideas for a banner to be placed at the community for the next holiday season.

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors Meeting is scheduled for February 16, 2017 at 6:30 p.m.

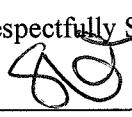
ADJOURNMENT

The General Session meeting adjourned at 6:55 p.m.

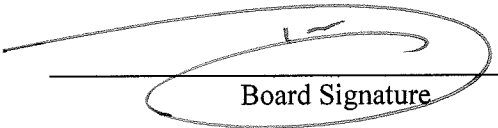
BOARD CERTIFICATION AND APPROVAL OF MINUTES

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:



Sandrine Oblak, RS



Board Signature