

Villagio I Homeowners Association
GENERAL SESSION MEETING MINUTES
Monday, January 29, 2018
San Clemente Community Center

ATTENDANCE

Board of Directors

Dan Gutierrez, President
Bob Speidel, Vice President - arrived 6:40pm
Ashly Fox, Treasurer
Dan Enright, Director at Large

Not Present

Jerry Anderson, Secretary

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, delinquency report, member discipline and legal correspondence.

HOMEOWNER FORUM

No homeowners were present.

DELEGATE REPORT

The Delegate was not present, no report was provided.

MEETING MINUTES

The Board reviewed the meeting minutes from the General Session Meeting held on November 16, 2017 and Special General Session held on November 2, 2017.

Motioned, Seconded: "To approve the November 16, 2017 General Session Meeting minutes as submitted and November 2, 2017 Special Meeting Minutes."

Approved: 3-1 (Fox-abstained)

*** Bob Spiedel arrived**

FINANCIALS

The Board reviewed the financial statement for the period ending December 31 and November 30, 2017."

Motioned, Seconded: "To accept the financial statement for the period ending December 31, and November 30, 2017, subject to year-end audit."

Approved: 4-0

Treasurer Update: The Treasurer was present and informed the Board that Wells Fargo CD Investments have been renewed on a continual basis.

Settlement Agreement – Slope Fund: No Action

Wells Fargo CD Investment – CD that matured for \$138,000 and Treasurer has reinvested, leaving the Reserve Account with a \$43,500 liquid balance and \$44,800 liquid balance in the Settlement Account.

DELINQUENCY

The Board reviewed the delinquency matrix and Motioned, Seconded: “To file a lien against account VL067-3 and account VL034-3.

Approved: 4-0

CORRESPONDENCE

The Board reviewed and discussed homeowner correspondence from an owner on Via Umbroso regarding the Carrot Wood tree that needs to be trimmed, Management will be contacting the vendor to advise of a time frame for completion.

APPLICATIONS FOR PARKING PERMITS

No applications to review at this time.

ARCHITECTURAL

The Board reviewed the Architectural report and no action was taken.

LANDSCAPE REPORT

The Landscape Walkthrough did not occur prior to the meeting on Monday, January 29, 2018. The next scheduled Landscape Walkthrough will take place on February 15, 2018 at 4:45 p.m.

OLD BUSINESS

Street Sealing Update: Management informed the Board after the walkthrough on January 29, 2018 that there still are areas that need to be corrected that shows the old address numbers. Management will inform Quikel Paving to correct.

Master Association - Dumping: The Board directed Management the Master to an additional letter that the dumping from South Coast Gardening is still taking place and to send an additional request that they cease any further dumping.

NEW BUSINESS

Emergency Valve Replacement: The Board Motioned, Seconded to ratify approval to repair the broken valve at 638 Via Espiritu not to exceed \$875.00.

Approved: 4-0

American Geotechnical- Inclinometer Reading: The Board Motioned, Seconded to approve American Geotechnical to provide a reading of the inclinometer in the amount of \$550.00.

Approved: 4-0

Address Number Painting and Plaques: The Board Motioned, Seconded to ratify the address number painting to be performed by Quikel Paving.

Approved: 4-0

Vista Pacifica Pine Tree Trimming Request: The Board directed Management to obtain a bid from Top Notch Tree Services.

LMS 2018 Fee Schedule: The Board reviewed the increase to the fee schedule, no action was taken.

SDGE Fee Increase: The Board reviewed the fee schedule increase and no action was taken.

Watch Program: The Board reviewed the correspondence and no action was taken.

RSCCA Newsletter: The Board reviewed the correspondence and no action was taken.

Red Curbs: The Board discussed the red curb painting throughout the community and directed Management to contact Orange County Fire Authority to verify compliance.

2018-2019 Insurance Policy Renewal: The Board Motioned, Seconded to approve the proposal from Prendiville Insurance Agency in the amount of \$34,135.00 for the Master Policy.

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors Meeting is scheduled for February 15, 2018 at 6:30 p.m.

ADJOURNMENT

The General Session meeting adjourned at 7:25 p.m.

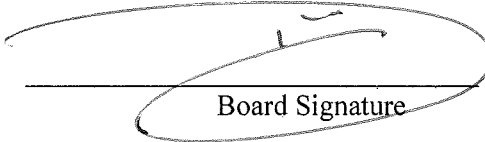
BOARD CERTIFICATION AND APPROVAL OF MINUTES

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