

Villagio I Homeowners Association  
**GENERAL SESSION MEETING MINUTES**  
**Thursday, January 17, 2019**  
**San Clemente Community Center**

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**ATTENDANCE**

Board of Directors

Dan Gutierrez, President  
Bob Speidel, Vice President  
Jerry Anderson, Secretary  
Steve Weckerle, Director at Large

Not Present

Dan Enright, Treasurer

Management

Sandrine Oblak, Community Association Manager

**CALL TO ORDER**

The Meeting was called to order at 6:32 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**

One (1) homeowner was present.

**DELEGATE REPORT**

The Delegate was present and updated the Board that toll road project is still moving forward on the project.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the General Session Meeting held on November 15, 2018.  
Motioned, Seconded: "To approve the November 15, 2018 General Session Meeting minutes as submitted."

**Approved: 4-0**

**FINANCIALS**

The Board reviewed the financial statement for the period ending December 31, and November 30, 2018."  
Motioned, Seconded: "To accept the financial statement for the period ending December 31, and November 30, 2018, subject to year-end audit."

**Approved: 4-0**

Wells Fargo reinvestment account: No action taken.

**DELINQUENCY**

The Board reviewed the delinquency matrix and no action was taken.

**CORRESPONDENCE**

The Board reviewed correspondence from homeowners and no action was taken.

**APPLICATIONS FOR PARKING PERMITS**

No applications were presented for review.

### **ARCHITECTURAL**

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

### **LANDSCAPE REPORT**

The Landscape Walkthrough was prior to the Board Meeting. The next scheduled Landscape Walkthrough will take place on February 21, 2019 at 4:30 p.m.

### **OLD BUSINESS**

Patrol Service: Motioned, Seconded: "To approve Patrol One to provide security service and guest parking program in the amount of \$329.40."

**Approved: 4-0**

### **NEW BUSINESS**

Insurance Renewal 2019-2020: Motioned, Seconded: "To approve Farmers Insurance renewal blanket policy in the amount of \$31,756.00."

**Approved: 4-0**

Emergency Items: Motioned, Seconded: "To approve legal counsel to draft an easement maintenance agreement for 744 Via Otono and the Association is to install an additional drain on his property, this is to be paid from the Slope Settlement Fund Account G/L 3353.

### **NEXT BOARD OF DIRECTORS MEETING**

The next Board of Directors Meeting is scheduled for February 21, 2019 at 6:30 p.m.

### **ADJOURNMENT**

The General Session meeting adjourned at 7:17 p.m.

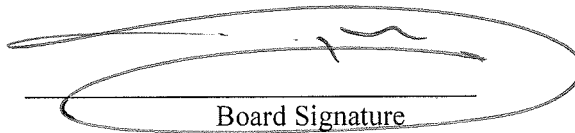
### **BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*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