

Villagio I at Rancho San Clemente
General Session
17 February 2011
San Clemente Community Center

Attendance

Board of Directors

Dan Gutierrez, Bob Speidel, Seth Foerster, Paul Oebel, Dianne

Management

Rose Reyes, Association Manager

Andrew Sheldon, Recording Secretary

Call to Order

Meeting was called to order at 6:30 PM PST.

Homeowners Forum

Homeowners from 629 Umbroso were present to request an additional street-parking permit. Board to relay answer through Management. Homeowner is to contact Management for ruling.

Minutes

Motioned, Seconded: "To approve the meeting minutes from January 20, 2011 as submitted."

Approved: 5-0

Financials

Motioned, Seconded: "To approve the financials from the month ending 31 January, 2011."

Approved: 5-0

Delinquencies

Motioned, Seconded: "To approve a lien for account VL041-1."

Approved: 5-0

Landscape

Landscape walkthrough is rescheduled for February 24, 2011.

Committee Chair Leno Tabacchi officially resigned as of the month of February.

Architectural

Management presented the architectural log for the Board to review.

Board directs management to maintain a "permit driven" architectural log. Anything that does not require permission from the Board need not be logged.

Correspondence

Management presented correspondence from Homeowners for the Board to review.

Board reviewed correspondence from 634 Via Espiritu requesting an additional parking space.

Board directs Management to send a request denial letter to the Homeowner.

Board reviewed correspondence from 609 Umbroso requesting an additional parking space.

Board directs Management to send a request denial letter to the Homeowner.

Old Business

Parking

Board ratified the parking rules sent to Homeowners on January 28, 2011.

Mailboxes

D. Gutierrez reported that mailboxes are waiting for the postal service to come in an key the mailboxes.

New Business

Maintenance Improvements

Management presented a proposal from Quality Property Maintenance to raise sunken sidewalk. Motioned, Seconded: "To approve Quality Property Maintenance proposal."

Approved: 5-0

Tree Trimming

Management reported that Arborwell, SoCal Tree Care, and NewWay Landscaping have been contacted for additional tree trimming bids. Board directed Management to include liquid amber trees with trimming proposals.

Adjournment

Meeting was adjourned at 7:14 PM PST.

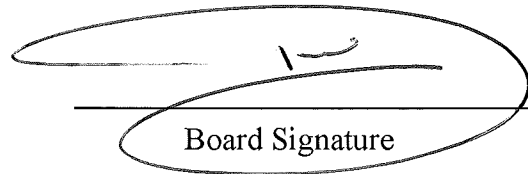
BOARD CERTIFICATION AND APPROVAL OF MINUTES:

This is to certify that Villagio 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:



Andrew Sheldon
Recording Secretary



Board Signature