

Villagio I Homeowners Association
GENERAL SESSION MEETING MINUTES
February 16, 2017
San Clemente Community Center

ATTENDANCE

Board of Directors

Dan Gutierrez, President

Marc Ferris, Secretary

Jerry Anderson, Director at Large

Absent

Bob Speidel, Vice President

Ashly Fox, Treasurer

Management

Sandrine Oblak, Community Association Manager

CALL TO ORDER

The Meeting was called to order at 6:51 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

No report.

MEETING MINUTES

The Board reviewed the meeting minutes from the General Session Meeting held on January 26, 2017.

Motioned, Seconded: "To approve the January 26, 2017 General Session Meeting minutes as submitted."

Approved: 2-1 (Anderson-abstained)

FINANCIALS

The Board reviewed financial statement for the period ending on January 31, 2017. The Board has tabled approval until the next meeting.

The Board Motioned, Seconded: to reinvest the last three (3) CD's that have matured; December 7, 2016 one for the reserve and the other for the settlement account, January 13, 2017 reserve account and the CD that matures on February 10, 2017 to reinvest into a new CD. **Approved: 3-0**

DELINQUENCY

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

CORRESPONDENCE

The Board reviewed and discussed the January 31, 2017 violation report and homeowner correspondence received since the last Board meeting.

ARCHITECTURAL

The Board reviewed and approved architectural application 5089 as submitted.

LANDSCAPE REPORT

The Landscape Walkthrough took place prior to the meeting on Thursday, February 16, 2017. The next scheduled Landscape Walkthrough will take place on March 23, 2017 at 4:45 p.m.

OLD BUSINESS

FHA Approval Updated: Management has been informed from Project Approval Services that they now require a breakdown of occupancy for FHA in the submission or a tax roll aka farm report from a title company providing a complete list of all units in the project and whether they are onsite or offsite residences to complete the submission.

SouthCoast Gardening Proposal for installation of Sod at Via Umbroso: Motioned, Seconded: "To approve the bid to install sod at 640 Via Umbroso in the amount of \$650.00." **Approved: 3-0**

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

NEW BUSINESS

Insurance Claim: Management provided the Board with the two (2) denial reports from the insurance carrier for an owner residing on Via Otono and Via Umbroso due to rain damage.

Wildfire Community Preparedness: Management informed the Board that the association has been enrolled to see if eligible for a grant to help reduce the risk and advance preparedness of wildfire.

SouthCoast Gardening Proposal to distribute fertilizer in lawn areas: Motioned, Seconded: "To approve the proposal to fertilize all lawn areas in the amount of \$560.00." **Approved: 3-0**

SouthCoast Gardening Proposal to plant mixed succulents in at the bare area of 637 Via Umbroso: Motioned, Seconded: "To approve the proposal to install mixed succulents at the bare area of 637 Via Umbroso in the amount of \$176.00." **Approved: 3-0**

NEXT BOARD OF DIRECTORS MEETING


The next Board of Directors Meeting is scheduled for March 23, 2017 at 6:30 p.m.

ADJOURNMENT

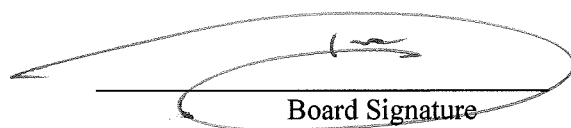
The General Session meeting adjourned at 7:00 p.m.

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