

**Villagio at Ranch San Clemente Homeowners Association**  
**General Session Meeting**  
**Tuesday, February 21, 2023**  
**Video Tele-conference due to current COVID-19 health restrictions**

**Attendance**

Board Members Present: Dan Gutierrez, President; Bob Speidel, Vice President; Kristen Robertson, Secretary; Jerry Anderson, Member at Large

Absent: Dan Enright, Treasurer;

Also Present:

Jeff Jacobs, Community Association Manager

**Call to Order**

The General Session Meeting was called to order at 6:31 p.m.

**Homeowners Forum**

There was one homeowner present

**Delegate Report**

Nothing to report at the time.

**Minutes**

The Board \*MSUA the General Session Meeting Minutes held on January 17, 2023, as submitted. **(4-0)**.

**Financials**

The Board \*MSUA the Financial statements for the period ending January 31, 2023. **(4-0)**

**Correspondence**

The Board reviewed the work order log, walk through report and correspondence.

1. The Board reviewed correspondence from 725 Via Otono – Tree roots clogging drain to street
2. The Board reviewed the South Coast Gardening Contract Agreement and Maintenance Bid: the Board requested to re-write contract stating to review landscaping on monthly property inspections with Management and Members.
3. The Board reviewed the correspondence from 719 Via Otono for parking rule concerns.

**Architectural**

749 Via Otono – Roof Replacement (ARCH#152684)

The Board \*MSUD the request to replace or change the roofing. **(4-0)**

762 Via Otono – Tree Removal (ARCH#152686)

The Board \*MSUA the request to remove the Carrotwood tree at their address **(4-0)**

**New Business**

1. The Board tabled the proposal from WB Starr – Annual Carrotwood Pruning Proposal (\$3,591.00)
2. The Board \*MSUA the South Coast Gardening: Pine Tree removal at Calle Del Cerro (\$2,310.00) **(4-0)**
3. The Board tabled the Quickel Paving: Via Otono Entrance Paving Stones Repair – Estimate #121656 (\$3,200.00) The Board requested a resubmission of the scope of work for foundation and more enduring repair.

4. The Board reviewed the Prendiville Insurance: Updated Certificate of Liability Insurance
5. City of San Clemente – Notice of City Council meeting of possibility of adding bicycle lanes and a stop sign on Calle Del Cerro.

**Landscape Report**

The Landscape Walkthrough is scheduled for Thursday, March 17, 2023, at 2:00 P.M.

**The general session was adjourned at 7:17 p.m.**

**The next general session meeting Tuesday, March 22, 2023.**


**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,

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Kyle Merritt, Recording Secretary



Board Signature

\*MSUA Motioned, Seconded & Unanimously Approved.  
\*MSA Motioned, Seconded & Approved.