

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

**Attendance**

Board of Directors

Dan Gutierrez, Paul Oebel, Dianne Lynch

Management

Rose Reyes, Association Manager

Andrew Sheldon, Recording Secretary

**Call to Order**

The meeting was called to order at 6:34 PM PDT.

**Homeowners Forum**

Homeowners from 634 Espiritu requested the Board reconsider request for a street-parking permit. Homeowner is unable to park across the street at Bella Vista under threat of tow. Homeowner also stated that they are required to use their commercial vehicle for work and is on-call 24 hours per day. Board resolves to discuss the issue in Executive Session. The Homeowner was instructed to contact Management the day after the meeting to receive the Board's ruling.

Homeowner presented Board and Management with information about removing red no-parking curbs.

Homeowner was present to request the Board to reconsider request for a street-parking permit. Homeowner stated that he would require time to clean out garage to make room for a car. Board stated that they believe ample notice was given to allow time for homeowners to make necessary preparations.

Homeowner asked if Board was aware of a business being operated on Espiritu. Management recommended that Homeowner contact City authorities with concern.

Homeowner had a concern about the guest safe-list process. Board resolved to investigate claim.

**Minutes**

Motioned, Seconded: "To approve the meeting minutes from the Board of Directors Meeting held 17 February 2011 as submitted."

**Approved: 3-0**

**Financials**

Motioned, Seconded: "To approve the financials from the month ending 28 February 2011."

**Approved: 3-0**

### **Delinquencies**

Management presented the updated Violation Log for the Board to review.

Motioned, Seconded: "To ratify filing of a lien on account VL041-1 effective 9 March 2011."

**Approved: 3-0**

### **Landscape**

#### Landscape Walkthrough

The next Landscape Walkthrough scheduled is scheduled for 21 March 2011.

#### Tree Trimming

Management presented Tree Trimming Bids for the Board to review.

Motioned, Seconded: "To approve the proposal from Top Notch Tree Trimming. Funds are to come from acct. 3121 Slope Reserve Account."

**Approved: 3-0**

### **Architectural**

Management presented the updated Architectural Log for the Board to review.

Board reviewed an approved architectural application from 642 Umbroso to paint their home.

### **Property Inspection**

#### Violation Log

Board reviewed the updated Violation Log from the inspection held 24 February 2011.

#### Irrigation Controller Enclosures

Board reviewed proposal from South Coast Gardening to install new enclosures around the Association. Fiberglass, steel, and stainless steel enclosures were considered. Board resolved to

Motioned, Seconded: "To approve the proposal for the stainless steel 6 Station Hunter Controller with Cabinet at the front entryway."

**Approved: 3-0**

The Board resolved to hold off on the enclosure at Del Cerro and to research the fiberglass option for the cul-de-sac.

#### Work Order Log

Management presented the updated Work Order Log for the Board to review.

### **Correspondence**

Board reviewed correspondence from Homeowners received by Management.

**Old Business**

Parking

Management informed the Board that Patrol One has confirmed that ticketing has begun for vehicles parked illegally.

Board reviewed the Inspection Report from Patrol One. The Board was concerned that Patrol One was invoicing for services not requested. The Board requested Management contact Patrol One to schedule them to attend at the next monthly Board Meeting.

Mailboxes

D. Gutierrez reported that the Postal Service has been contacted to pick up the new mailboxes for re-keying.

**New Business**

Annual Meeting Preperation

Management informed the Board that Annual Meeting is approaching. Management will investigate terms for current officers and will report at the March 2011 meeting.

**Adjournment**

The meeting was adjourned at 7:44 PM PST

**BOARD CERTIFICATION AND APPROVAL OF MINUTES:**

*This is to certify that Villagio I 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

