

*Villagio I Homeowners Association*

**General Session**

**15 March 2012**

**San Clemente Community Center**

**Attendance**

Board of Directors

Dan Gutierrez, President

Bob Speidel, Vice President

Seth Foerster, Treasurer

Dianne Lynch, Secretary

Jerry Anderson, Director

Management

Rose Reyes, Community Association Manager

Andrew Sheldon, Recording Secretary

**Call to Order**

The meeting was called to Order at 6:37 PM PST.

**Homeowners Forum**

Homeowner asked about geo-technical survey. Management confirmed that she is awaiting submittal of full contract.

Homeowner asked about reimbursement for tree previously removed.

Homeowner was concerned about parking on Via Nublado.

**Delegate Report**

D. Gutierrez reported that the Master Association discussed city ordinances regarding trees and sightlines.

**Executive Session Disclosure**

Board announced that an Executive Session would be held following the meeting.

**Meeting Minutes**

Board reviewed the Meeting Minutes from the Board of Directors Meeting held 19 January 2012.

Motioned, Seconded: "To approve the January Meeting Minutes as submitted."

**Approved: 5-0**

**Financials**

Board reviewed the Financials for the month ending 31 January 2012.

Motioned, Seconded: "To approve the January Financials pending yearend audit."

**Approved: 5-0**

## **Landscape**

Board reviewed the January and February Landscape Walkthrough Notes provided by Management and Artistic Maintenance.

Board reviewed proposal from Artistic to renovate turf near entrance.

Motioned, Seconded: "To approve proposal contingent upon inclusion of three (3) homes along entrance as well."

**Approved: 5-0**

Board reviewed proposal to renovate turf at 640 Umbroso, 624 Umbroso, and 717 Nublado.

Motioned, Seconded: "To approve the turf renovation proposal from Artistic."

**Approved: 5-0**

Board reviewed proposal from Artistic to lower Cape Honeysuckle. Board resolved to table approval indefinitely.

Board reviewed revised tree trimming proposal from Artistic Maintenance.

Motioned, Seconded: "To approve the revised proposal."

**Approved: 5-0**

## **Management Report**

Board reviewed the updated Work Order Log.

## **New Business**

### Garage Sale

Board discussed holding a community garage sale. Board resolved to hold the sale on April 21<sup>st</sup>.

Board directed Management to advertise in the *Penny Saver* and on Craig's List.

## **Old Business**

### Parking

Board reviewed the parking log provided by Patrol One.

### Taxes

Board reviewed audit and taxes for fiscal year 2011.

Motioned, Seconded: "To approve the 2011 Tax Returns. Audit approval is tabled until the upcoming meeting."

**Approved: 5-0**

## **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:

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Andrew Sheldon  
Recording Secretary

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Board Signature

*Villagio I Homeowners Association*

**Executive Session**

**15 March 2012**

**San Clemente Community Center**

**Attendance**

Board of Directors

Dan Gutierrez, President

Bob Speidel, Vice President

Seth Foerster, Treasurer

Dianne Lynch, Secretary

Jerry Anderson, Director

Management

Rose Reyes, Community Association Manager

Andrew Sheldon, Recording Secretary

**Call to Order**

The Meeting was called to order at 7:45 PM PST.

**Meeting Minutes**

Board reviewed the Meeting Minutes from the Board of Directors Meeting held 19 January 2012.

Motioned, Seconded: "To approve the January Meeting Minutes as submitted."

**Approved: 5-0**

**Items of Discussion**

American Geotech Contract has not been received

Asphalt

Board reviewed concrete proposal from Quickel.

Motioned, Seconded: "To approve proposal with change orders not to exceed 10% of total cost."

**Approved: 5-0**

Board reviewed asphalt seal proposal from Quickel.

Motioned, Seconded: "To approve proposal from Quickel including paintwork and stripping."

**Approved: 5-0**

**Delinquency**

Board reviewed Delinquency Analysis provided by Management.

**Legal Action**

Board reviewed legal correspondence regarding alleged view obstruction.

Motioned, Seconded: "To approve draft notice from Association legal council."

**Approved: 5-0**

**Insurance Claim**

Board reviewed denied insurance claim from 714 Nublado.

**Parking**

Board reviewed parking permit request from 719 Otono.

Motioned, Seconded: "To approve the request."

**Approved: 5-0**

**Homeowner Correspondence**

Board discussed reimbursement request and parking complaints from 721 Nublado.

Motioned, Seconded: "To approve removal of liquidambar, to replace with king palm, and cover the cost of replacement turf in the applicable area."

**Approved: 5-0**

**Adjournment**

The meeting was adjourned at 8:35 PM PST.

**BOARD CERTIFICATION AND APPROVAL OF MINUTES:**

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Respectfully Submitted:

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Andrew Sheldon  
Recording Secretary

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Board Signature