

**Villagio I Homeowners Association  
General Session Meeting  
Thursday, March 24, 2016  
San Clemente Community Center**

**Attendance**

Board of Directors

Dan Gutierrez, President  
Bob Speidel, Vice President  
Ashly Fox, Treasurer (arrived 7:13)  
Justin Brown, Secretary  
Jerry Anderson, Director at Large

Management

Sandrine Oblak, Community Association Manager  
Shanna Whitney, Recording Secretary

**Called to Order**

The General Session Board Meeting was called to order at 6:38 p.m.

**Homeowner Forum**

No homeowners were present.

**Executive Session Disclosure**

Management informed the membership about what was discussed at the prior Executive Session Meeting. Topics included: approval of minutes, delinquencies, member discipline, legal items and contracts.

**Delegate Report**

The Delegate was not present at the meeting. The Delegate reported that the landscaping trimming has been completed, potential poisonous plant material was removed and drainage topics were discussed.

**Meeting Minutes**

The Board reviewed and \*MSUA the General Session Meeting Minutes held on February 25, 2016, as submitted. (4/0)

**Delinquencies**

The Board reviewed and \*MSUA to approve the lien of account VL040-1. (5/0)

**Correspondence**

The Board reviewed and discussed the correspondence that occurred since the last Board meeting including the patrol one composite report, APM treatment, the most recent work order report and violation log.

**Application for Parking Permits**

No action required.

\*MSUA Motioned, Seconded & Unanimously Approved.  
\*MSUD Motioned, Seconded & Unanimously Declined.

\*MSA Motioned, Seconded & Approved.  
\*MSD Motioned, Seconded & Declined.

## **Architectural**

### 626 Via Umbroso (A/C Unit and Furnace)

The Board reviewed and \*MSUA the architectural application to install an air conditioning unit and furnace on the property as submitted on application. (4/0)

### 602 Via Espiritu (Air Conditioner)

The Board reviewed and \*MSUA the architectural application to install an air conditioning unit on the property as submitted on application. (4/0)

### 627 Via Umbroso (Air Conditioner and Heater)

The Board reviewed and \*MSUA the architectural application to install an air conditioning and heating unit on the property as submitted on application. (4/0)

### 612 Via Espiritu (Windows)

Management advised that the Application was incomplete as neighbor awareness signature was incomplete and type of windows to be installed was not included with application. The Board reviewed and \*MSUA the architectural application to install the windows on the property, with the condition that additional details of style are provided prior to installation for the review by the President approval that is within the standards as well neighbor signatures. (4/0)

### 718 Via Nublado (Windows)

Management advised that the Application was incomplete as neighbor awareness signature was incomplete. The Board reviewed and \*MSUA the architectural application to install the windows on the property, with the condition that the owner will inform the neighbors prior to the commencement of the project. (4/0)

## **Landscape Report**

The Landscape Walkthrough took place on March 24, 2016. The next scheduled Landscape Walkthrough is scheduled for April 7, 2016 at 4:00pm.

## **Old Business**

### Mailbox Replacement Discussion and Update

Management provided an overview on efforts to complete the mailbox replacement project.

### Exterior Landscape Drainage Repair Bids

Management provided an overview of the current remediation efforts and the Board reviewed the ATI estimate "Villagio-600-ext2". Tabled at this time for additional details.

### Tow Away Signage

The Board reviewed and \*MSUA the Omni Graphics tow away sign and design for work order #2129, with the modification that it matched the Villagio I option, not to exceed a total cost of \$500.00. (4/0)

### Inclinometer Correspondence American GeoTech

The Board reviewed correspondence by American GeoTech and held brief discussion. Tabled at this time.

\*MSUA Motioned, Seconded & Unanimously Approved.  
\*MSUD Motioned, Seconded & Unanimously Declined.

\*MSA Motioned, Seconded & Approved.  
\*MSD Motioned, Seconded & Declined.

The Board \*MSUA the have Director (Bob Spiedel) make duplicate copies and scan documents of property blueprints, not to exceed a total cost of \$350.00 for reimbursement. Funds to be from the insurance settlement GL. (4/0)

*Board Member A. Fox arrived at the meeting at 7:13pm.*

#### Landscape Service

Management provided an overview of the transition of the Associations landscape maintenance companies.

#### Tree Removal

Management provided an update to the Board for the removal of three (3) trees on Via Otono and City Requirements. Tabled

#### **Financials**

The Board reviewed and \*MSUA the financial statements ending February 29, 2016, pending year-end CPA review. (5/0)

Management asked for clarification on the line item to funds for remediation, erosion Geotechnical Study 3315.

The Board \*MSUA the addition of a line item with the account called "Slope Remediation" to be added to the Insurance Settlement Fund account.

#### **New Business**

##### Holiday Decorations

Tabled

#### **Next Meeting**

The next Board Meeting is scheduled for April 7, 2016. The Board directed Management to change the meeting date to April 21, 2016 and authorized the \$50.00 for the meeting date change fee imposed from the San Clemente Community Center.

#### **Adjournment**

The General Session Board Meeting was adjourned at 7:28 p.m.

#### **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.*

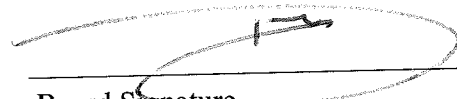
\*MSUA Motioned, Seconded & Unanimously Approved.  
\*MSUD Motioned, Seconded & Unanimously Declined.

\*MSA Motioned, Seconded & Approved.  
\*MSD Motioned, Seconded & Declined.

Respectfully Submitted,

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Shanna Whitney, RS



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Board Signature

\*MSUA Motioned, Seconded & Unanimously Approved.  
\*MSUD Motioned, Seconded & Unanimously Declined.

\*MSA Motioned, Seconded & Approved.  
\*MSD Motioned, Seconded & Declined.