

Villagio I Homeowners Association
GENERAL SESSION MEETING MINUTES
March 23, 2017
San Clemente Community Center

ATTENDANCE

Board of Directors

Dan Gutierrez, President
Bob Speidel, Vice President
Ashly Fox, Treasurer
Jerry Anderson, Director at Large

Absent

Marc Ferris, Secretary

Management

Sandrine Oblak, Community Association Manager

CALL TO ORDER

The Meeting was called to order at 6:32 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 February 16, 2017.
Motioned, Seconded: "To approve the February 16, 2017 General Session Meeting minutes as submitted."

Approved: 3-1 (Fox-abstained)

FINANCIALS

The Board reviewed the financial statement for the period ending on January 31 and February 28, 2017. Motioned, Seconded: "To approve the February 28 and January 31, 2016 financials subject to year-end audit." **Approved: 4-0**

DELINQUENCY

The Board reviewed the delinquency matrix. No action was taken at this time.

CORRESPONDENCE

The Board reviewed and discussed the February 28, 2017 violation report and homeowner correspondence received since the last Board meeting. The Board reviewed correspondence from an owner on Via Otono as an Association tree is encroaching over the fence line. The Board directed Management to issue a work order to SouthCoast Gardening to address.

ARCHITECTURAL

The Board reviewed architectural application 5138. Motioned, Seconded: "To ratify application 5138 to install a new glass windscreen as submitted on their application." **Approved: 4-0**

LANDSCAPE REPORT

The Landscape Walkthrough took place prior to the meeting on Thursday, March 23, 2017. The next scheduled Landscape Walkthrough will take place on April 20, 2017 at 4:45 p.m.

OLD BUSINESS

FHA Approval Update: Management informed the Board that the FHA Approval that it may be best to move forward with the FHA Approval once the drainage project on Via Otono has been completed.

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

Wildfire Community Preparedness: Management informed the Board that the Association was enrolled to see if eligible for a grant to help reduce the risk and advance preparedness of wildfire and received notification that the Association was not selected to participate this year.

NEW BUSINESS

2016 Tax Extension: Motioned, Seconded: "To approve filing a tax extension for 2016." **Approved: 4-0**

No Dumping to Ocean Signage: Motioned, Seconded: "To approve the purchase of twelve (12) no dumping to the ocean signs and to be installed by Centerpoint." **Approved: 4-0**

Community Garage Sale: Motioned, Seconded: "To approve April 22, 2017 as the annual Garage Sale date." **Approved: 4-0**

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors Meeting is scheduled for April 20 at 6:30 p.m.


ADJOURNMENT

The General Session meeting adjourned at 7:19 p.m.

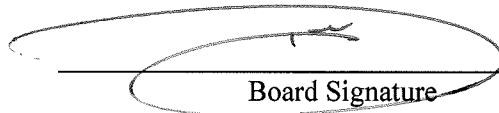
BOARD CERTIFICATION AND APPROVAL OF MINUTES

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