

Villagio I Homeowners Association
GENERAL SESSION MEETING MINUTES
Thursday, March 15, 2018
San Clemente Community Center

ATTENDANCE

Board of Directors

Dan Gutierrez, President
Jerry Anderson, Secretary
Ashly Fox, Treasurer
Dan Enright, Director at Large

Not Present

Bob Speidel, Vice President

Management

Sandrine Oblak, Community Association Manager

CALL TO ORDER

The Meeting was called to order at 6:31 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

One (1) homeowner was present.

DELEGATE REPORT

The Delegate was present and informed the Board that there has been a \$9.00 increase in dues for the Master Association.

MEETING MINUTES

The Board reviewed the meeting minutes from the General Session Meeting held on February 15, 2018.
Motioned, Seconded: "To approve the February 15, 2018 General Session Meeting minutes as submitted."

Approved: 4-0

FINANCIALS

The Board reviewed the financial statement for the period ending February 28, 2018."

Motioned, Seconded: "To accept the financial statement for the period ending February 28, 2018, subject to year-end audit."

Approved: 4-0

Treasurer Update: The Treasurer was present and informed the Board that Wells Fargo CD Investments have been renewed on a continual basis and will reinvesting as rates rise.

Settlement Agreement – Slope Fund: No Action

DELINQUENCY

The Board reviewed the delinquency matrix and Motioned, Seconded: "To file a lien against account VL028-2, VL046-2 and to file non-judicial foreclosure against VL034-3.

Approved: 4-0

CORRESPONDENCE

The Board reviewed correspondence and no action was taken at this time.

APPLICATIONS FOR PARKING PERMITS

No applications to review at this time.

ARCHITECTURAL

The Board reviewed the Architectural report. Motioned, Seconded: "To approve 703 Via Otono with the additional window called out on the ARC plans with the condition a new application is completed per the Master Association request." **Approved: 4-0**

Motioned, Seconded: "To approve 710 Via Nublado enlarged balcony and additional windows as stated on the application with the condition that an updated plan is provided showing the measurements and set-back of the newly enlarged patio on the plans". **Approved: 4-0**

LANDSCAPE REPORT

The Landscape Walkthrough was prior to the Board Meeting. The next scheduled Landscape Walkthrough will take place on April 19, 2018 at 4:45 p.m.

OLD BUSINESS

Master Association - Dumping: The reviewed correspondence from the Master Association from the letter dated February 8, 2018 letter requesting that South Coast cease any further dumping. The Board considers this matter closed and tabled indefinitely.

Vista Pacifica – Pine Tree Trimming Request: The Board has reviewed the request and directed Management to contact Vista Pacifica HOA as they will need to contact Villagio affected homeowners for permission if approved to use Top Notch Tree Trimming and provide correspondence that the City of San Clemente approved the removal.

Red Curbs: Management informed the Board that the Association does not have an approved red curb map as the City of San Clemente did not keep such records and has contacted the Orange County Fire Authority and no response has been received on the inquiry.

VA Eligibility: Management informed the Board that this matter is still pending.

NEW BUSINESS

Inclinometer Reading Results: The Board reviewed the report provided by American Geotechnical, INC. No action was taken and Management will order another test in six (6) months.

Parking Rules: The Board directed Management to send out the parking rules and vehicle application.

Garage Sale Date: Motioned, Seconded: "To approve 4/28/18 as the garage sale date as well as to order a large dumpster bin not to exceed \$750.00 and to placed on the corner of Via Nublado for residents to discard any unwanted items."

Approved: 4-0

Reimbursement request Via Umbroso: The Board reviewed the request and directed Management to contact the owner to that Board Member Dan G. and Jerry A. can look at the residence to further review the requested reimbursement.

Synthetic Turf- Front Entry: Tabled

Board to review / approve Queen Palm Tree Trimming: Motioned, Seconded: "To approve Top Notch Tree Services, INC. in the amount of \$500.00 for the (7) Queen Palms to be trimmed."

Approved: 4-0

Board to review Quickel estimate 111869: Motioned, Seconded: "To approve Quickel estimate 111869 to remove tar footprints in the amount of \$350.00."

Approved: 4-0

Toll Road Correspondence: The Board reviewed correspondence and no action was taken.

Approved: 4-0

Entry Security System: Tabled as Management is obtaining additional bids.

Board to review / approve front entry refreshing: Tabled

Board to review / approve front entry paver power washing: Motioned, Seconded: "To approve Quickel estimate 111973 in the amount of \$800.00 to power wash and clean the entry pavers."

Approved: 4-0

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors Meeting is scheduled for April 19, 2018 at 6:30 p.m.


ADJOURNMENT

The General Session meeting adjourned at 7:42 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