

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Thursday, March 18, 2021
Video Tele-conference due to current COVID-19 health restrictions

Attendance

Board Members Present; Dan Gutierrez, President; Bob Spiedel, Vice President; Steve Weckerle, Secretary; Dan Enright, Treasurer; Jerry Anderson, Director at Large

Also Present:

Jeff Jacobs, Community Association Manager
Amy Bergen, Recording Secretary

Call to Order

The General Session Meeting was called to order at 6:31 p.m.

Certification of Quorum

HOA Election Professionals – Jennifer Figgers announced that quorum had been reached. The ballots were counted. The following votes were announced at 43 ballots received. 41 ballots were valid.

Jerry Anderson received 37 received votes (**Elected**)

Dan Enright received 40 votes (**Elected**)

Dan Gutierrez received 48 votes (**Elected**)

Robert Spiedel received 40 votes (**Elected**)

Steve Weckerle received 36 votes (**Elected**)

Homeowners Forum

There were no homeowners present.

Delegate Report

Jerry Anderson was present. The Master Association announced that the road will be repaired, and new plans will be forthcoming for the updating the trees by the monument.

Minutes

The Board ***MSUA** the General Session Meeting Minutes held on February 18, 2021 as submitted. **5-0**

Financials

The Board ***MSUA** the financial statement for the period ending February 28, 2021, pending year-end CPA review. **5-0**

The Board ***MSUA** the bank statement for the periods ending February 28, 2021. **5-0**

The Board ***MSUA** the Board Resolution authorizing Curtis Management Company to make transfers from the operating and reserve accounts pursuant to civil code 5380(b)(6). **5-0**

Delinquency

Nothing to review at this time.

Correspondence

The Board reviewed the work order log, violation report and homeowner correspondence.

Application for Parking Permits:

There were no applications to review at this time.

Action Item list

The Board reviewed the correspondence. No action to take at this time.

Architectural

- a) 708 Otono - concrete hardscape in the courtyard: The Board *MSUA the application as submitted. **5-0**

Landscape Report

The Board reviewed. No action to take.

Pending Business

1. Beck & Associates – year end mail-out. No action to take.
2. Updated Parking Rules: The Board *MSUA the updated parking rules as written. **5-0**
3. Hickey & Associates – Hold Harmless Agreement: The Board reviewed the correspondence. No action to take.
4. 762 Otono Fence Proposals: The Board *MSUA to pay the homeowner half of the contracted price of \$2500.00 upon completion of the fence being replaced. **5-0**
5. 762 Otono Eucalyptus Proposal: The Board *MSUA the Starr proposal to trim the trees in the amount of \$660.00. **5-0**
6. Entrance Pavers Proposals: The Board *MSUA the ProTec proposal in the amount of \$1,431.00 to repair the pavers in the entrance at 600 Via Espiritu. **5-0**
7. 700 Otono Remediation Proposals: The Board *MSUA the JES proposal to make the repairs in the amount of \$8,690.00. **5-0**

New Business

1. 724 Otono Sidewalk Repair Proposals: The Board *MSUA the Centerpoint proposal for the repairs to the sidewalk in the amount of \$1,380.00. **5-0**

The next general session meeting will be April 15, 2021 at 6:30 p.m.

The general session was adjourned at 7:41 p.m.

BOARD CERTIFICATION AND APPROVAL OF MINUTES

This is to certify that Villagio 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,

Amy Bergen, RS

Dan Gutierrez

Board Signature

*MSUA Motioned, Seconded & Unanimously Approved.
*MSA Motioned, Seconded & Approved.

Signature: *Dan Gutierrez*
Dan Gutierrez (Apr 26, 2021 09:28 PDT)

Email: dan.gutierrez@cox.net

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Final Audit Report

2021-04-26

Created:	2021-04-23
By:	Jenna Campbell (jennajacobs@curtismanagement.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPgt6YMXNH9KRqRGX4inApqf_3edvGLLc

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