

**Villagio at Ranch San Clemente Homeowners Association**  
**General Session Meeting**  
**Tuesday, March 15, 2022**  
**Video Tele-conference due to current COVID-19 health restrictions**

**Attendance**

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

Also Present:

Jeff Jacobs, Community Association Manager  
Kyle Merritt, Recording Secretary

**Call to Order**

The General Session Meeting was called to order at 6:30 p.m.

**Annual**

Inspector of elections announced that quorum was not met, 33 ballots received of 57 needed. Holding for reduced quorum at April 12, 2022 meeting at 6:30 P.M.

**Homeowners Forum**

Three (3) homeowners were present. Topics discussed: Carrotwood trees to be trimmed back or trimmed back less, palm tree trimming on Nublado, rodent issue in community.

**Delegate Report**

Jerry Anderson was present. Master Association, Rancho San Clemente, plans to trim more trees on Calle Del Cerro and is re-budgeting for the project.

**Minutes**

The Board **\*MSUA** the General Session Meeting Minutes held on February 15, 2022 as submitted. **5-0.**

**Financials**

The Board **\*MSUA** the financial statements for the period ending February 28, 2022. **5-0.**

Dan Enright, Treasurer, requested to inquire about Pest Control expense and re-examine Board decision in removing item from budget in efforts of not raising Association dues.

**Delinquency**

Nothing to review at this time.

**Correspondence**

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

Trash Bin

Dan Gutierrez presented a proposal for 5 ton trash bin at 717 Via Nublado on April 22 to coordinate with community Garage Sale, NTE \$570. **\*MSUA 5-0.**

700 Via Otono Reimbursement Request

The Board **\*MSUD** the request for reimbursement of cabinets. **5-0**

## Architectural

### 715 Via Otono Tree Architectural Application

The Board \*MSUA the request of tree removal on contingent to replant with a similar tree to be paid by homeowner. **5-0**

## Landscape Report

The Landscape Walkthrough is scheduled for Thursday, March 17, 2022 at 2:00 P.M.

## New Business

1. The Board reviewed tree trimming proposals.
2. The Board reviewed notice from Pro Advantage, will review fees.
3. The Board reviewed the proposal for speed bumps from Quickel. Table to receive bids from alternate vendors.
4. The Board reviewed the back flow reports from the City and test reports from Pacific Backflow.
5. The Board reviewed parking permits from Patrol 1. The Board requested for chart to keep track of payment history.

## Supplemental

1. The Board \*MSUA the proposal from Phil Suffridge, South Coast Gardening, for a sprinkler box NTE \$600. **5-0**
2. The Board reviewed the report from Patrol 1.

**The general session was adjourned at 7:45 p.m.**

**The next general session meeting Tuesday, April 12, 2022.**

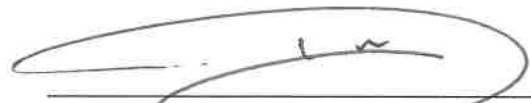
## **BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*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,

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Kyle Merritt, Recording Secretary



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Board Signature

\*MSUA Motioned, Seconded & Unanimously Approved.

\*MSA Motioned, Seconded & Approved.