

Villagio I Homeowners Association
19 April 2012
General Session
San Clemente Community Center

Attendance

Board of Directors

Dan Gutierrez, President
Bob Speidel, Vice President
Jerry Anderson, Director

Absent

Seth Foerster, Treasurer
Dianne Lynch, Secretary

Management

Karrie Daugherty, Community Association Manager
Andrew Sheldon, Recording Secretary

Call to Order

The meeting was called to order at 6:42 PM.

Homeowners Forum

Two (2) Homeowners were present.

Homeowner discussed correspondence received from neighbor's attorney. Homeowner requested Board take action to protect view.

Homeowner discussed settlement lawsuit and geotechnical survey.

Delegate Report

Delegate stated he was unable to attend the Master Association meeting.

Executive Session Disclosure

Disclosed that Minutes, Delinquencies, Violations, and Legal Issues would be discussed at the upcoming Executive Session.

Meeting Minutes

The Board reviewed the Meeting Minutes from the General Session held 15 March 2012.
Motioned, Seconded: "To approve the March Meeting Minutes as submitted."

Approved: 3-0

Financials

Board reviewed the Financial Statements from the months ending 29 February and 31 March.
Board resolved to table approval until next meeting.

Audit

Board reviewed the 2011 Audit prepared by Newman & Associates.

Motioned, Seconded: "To approve the 2011 Audit as submitted."

Approved: 3-0

Landscape

Board reviewed the Site Inspection Notes from the Walkthrough held in March. No action was required.

Board reviewed the Landscape Punchlist submitted by Artistic. No action was required.

Board reviewed sod renovation proposal from Artistic identified during 3/15 walkthrough. Motioned, Seconded: "To approve the proposal from Artistic in the amount of \$1741.95."

Approved: 3-0

Board reviewed the Sod Phase II Renovation proposal from Artistic Maintenance.

Motioned, Seconded: "To approve the proposal for sod installation, Phase II."

Approved: 3-0

Correspondence

Board reviewed the April Newsletter. No action was required.

Board reviewed request from Homeowner to repair driveway.

Motioned, Seconded: "To deny the request as the home does not fall in the slippage zone.

Management is to inform the Homeowner in writing."

Approved: 3-0

Board reviewed request from Homeowner from interior trimming. Board directed Management to confirm with Artistic that the tree is Association responsibility.

Board reviewed correspondence from Homeowner regarding debris in V-ditch and drain. Board resolved to clear the debris from the V-ditch.

Maintenance

Board reviewed proposal from Martin Plumbing to install a new backwater valve unit price.

Board resolved to take no action on the quote.

Parking

Board reviewed correspondence from Patrol One.

Board reviewed a parking variance request from 725 Via Otono.

Motioned, Seconded: "To deny request but safelist requested vehicle through the end of they calendar year."

Approved: 3-0

Adjournment

The meeting was adjourned to Executive Session at 8:16 PM.

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.

Respectfully Submitted:



Andrew Sheldon
Recording Secretary



Board Signature