

Villagio 1 Homeowners Association  
**General Session Meeting Minutes**  
**April 18, 2013**  
**San Clemente Community Center**

**Attendance**

Board of Directors

Dan Gutierrez, President  
Seth Forester, Treasurer  
Bob Speidel, Vice President  
Dianne Lynch, Secretary  
Jerry Anderson, Director

Management

Karrie Daugherty, Community Association Manager  
Jenna Campbell, Recording Secretary

**Call to Order**

The meeting was called to order at 6:36 p.m.

**Homeowner Forum**

One (1) homeowner was in attendance.

**Minutes**

Board reviewed the meeting minutes from the General Session Meeting held on March 28, 2013.

Motioned, Seconded: "To approve the March 28, 2013 General Session Meeting Minutes."

**Approved: 5-0**

**Financials**

Board reviewed the financial statements for the periods ending February 28, 2013 and March 31, 2013.

Motioned, Seconded: "To approve the February 28, 2013 and March 31, 2013 financial statements."

**Approved: 5-0**

**Delinquency**

Board reviewed the delinquency list. No action taken at this time.

**Architectural**

Board reviewed the pending architectural applications.

760 Via Otono (Addition to concrete patio to backyard)

Motioned, Seconded: "To approve the architectural request."

**Approved: 5-0**

620 Via Espiritu (Painting of home)

Motioned, Seconded: "To deny the architectural request."

**Approved: 5-0**

726 Via Otono (Removal and replacement existing French doors)

Motioned, Seconded: "To approve the architectural request."

**Approved: 5-0**

### **Landscape**

742 Via Otono

Motioned, Seconded: "To approve the proposal from Artistic Maintenance to remove and grade existing turf and install sod."

**Approved: 5-0**

### **New Business**

Eucalyptus Pruning

Motioned, Seconded: "To hold off on pruning the Eucalyptus trees, per the arborists advice."

**Approved: 5-0**

### Draft Audit

Board reviewed the draft audit. Tabled until the next meeting.

### Reserve Study

Motioned, Seconded: "To approve the reserve study prepared by RDA."

**Approved: 5-0**

### **Unfinished Business**

Espiritu Cul-Dec-Sac

Board reviewed the Espiritu cul-de-sac project.

### **Next Meeting**

The next meeting will be held Thursday, May 16, 2013 at the San Clemente Community Center.

### **Adjournment**

The meeting adjourned to Executive Session at 7:22 p.m.

### **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:

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Jenna Campbell, RS

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Board Signature