

Villagio I Homeowners Association
GENERAL SESSION MEETING MINUTES
April 20, 2017
San Clemente Community Center

ATTENDANCE

Board of Directors

Dan Gutierrez, President

Marc Ferris, Secretary

Ashly Fox, Treasurer - arrived 7pm.

Jerry Anderson, Director at Large

Absent

Bob Speidel, Vice President

Management

Sandrine Oblak, Community Association Manager

CALL TO ORDER

The Meeting was called to order at 6:39 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

No homeowners were present.

DELEGATE REPORT

No report.

MEETING MINUTES

The Board reviewed the meeting minutes from the General Session Meeting held on March 23, 2017.

Motioned, Seconded: "To approve the March 23, 2017 General Session Meeting minutes as submitted."

Approved: 2-1 (Ferris-abstained)

FINANCIALS

The Board reviewed the financial statement for the period ending March 31, 2017 and tabled approval.

Treasurer Update: No update provided.

Wells Fargo Investments: On April 5, 2017 the Treasurer reinvested \$111,000 in Wells Fargo Reserve account and \$189,000 in the Wells Fargo Settlement account into new CD's.

Opening of an additional bank account: Tabled, no action was taken.

DELINQUENCY

The Board reviewed the delinquency matrix. No action was taken at this time.

Ashly Fox- Arrived 7pm

CORRESPONDENCE

The Board reviewed and discussed homeowner correspondence received since the last Board meeting. The Board reviewed correspondence from an owner on Via Espiritu requesting the removal of the Carrotwood tree located in their front yard and to replace with a Palm tree. Motioned, Seconded: "To approve the removal of the Carrotwood and to replace with a King Palm." **Approved: 4-0**

APPLICATIONS FOR PARKING PERMITS

The Board reviewed an application for a parking permit from an owner on Via Nublado. Motioned, Seconded: "To deny the request for parking permit." **Denied: 4-0**

ARCHITECTURAL

No applications for review at this time.

LANDSCAPE REPORT

The Landscape Walkthrough took place prior to the meeting on Thursday, April 20, 2017. The next scheduled Landscape Walkthrough will take place on May 11, 2017 at 4:45 p.m.

OLD BUSINESS

Holiday Community Signage: The Board discussed verbiage for the banner to be placed at the community for the next holiday season. Tabled at this time.

Approval of 2016 Audit Final Draft: Tabled, no action.

NEW BUSINESS

Top Notch Tree Service: Motioned, Seconded: "To approve proposal 5390 in the amount of \$400.00 to trim the five (5) Queen Palms at the entry way." **Approved: 4-0**

SouthCoast Gardening: Motioned, Seconded: "To approve option one (1) in the amount of \$2,551.00 to install mulch at the upper and lower entry way of Calle Del Cerro." **Approved: 4-0**

Reserve Study: Motioned, Seconded: "To approve the proposal from Reserve Data Analysis to complete the reserve study with no onsite visit in the amount of \$375.00."

Approved: 4-0

American Geotechnical: Motioned, Seconded: "To approve invoice 77321 for the additional inclinometer test in the amount of \$402.50." **Approved: 4-0**

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors Meeting is scheduled for May 11, 2017 at 6:30 p.m.

ADJOURNMENT

The General Session meeting adjourned at 7:47 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