

Villagio I Homeowners Association
GENERAL SESSION MEETING MINUTES
Thursday, April 19, 2018
San Clemente Community Center

ATTENDANCE

Board of Directors

Dan Gutierrez, President
Jerry Anderson, Secretary
Ashly Fox, Treasurer
Dan Enright, Director at Large

Not Present

Bob Speidel, Vice President

Management

Sandrine Oblak, Community Association Manager

CALL TO ORDER

The Meeting was called to order at 6:33p.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

The Delegate was present and informed the Board that all trash behind Via Espiritu has been removed.

MEETING MINUTES

The Board reviewed the meeting minutes from the General Session Meeting held on March 15, 2018.
Motioned, Seconded: "To approve the March 15, 2018 General Session Meeting minutes as submitted."

Approved: 4-0

FINANCIALS

The Board reviewed the financial statement for the period ending March 31, 2018."

Motioned, Seconded: "To accept the financial statement for the period ending March 31, 2018, subject to year-end audit."

Approved: 4-0

Treasurer Update: The Treasurer was present and informed the Board that Wells Fargo CD Investments have been renewed on a continual basis and will reinvesting as rates rise.

Settlement Agreement – Slope Fund: No Action

DELINQUENCY

The Board reviewed the delinquency matrix and no action was taken.

CORRESPONDENCE

The Board reviewed correspondence and no action was taken at this time.

APPLICATIONS FOR PARKING PERMITS

No applications to review at this time.

ARCHITECTURAL

The Board reviewed the Architectural report. Motioned, Seconded: "To ratify 703 Via Otono with the additional window called out on the ARC plans with the condition a new application is completed per the Master Association request."

Approved: 4-0

Motioned, Seconded: "To ratify 710 Via Nublado window replacement as stated on the application". **Approved: 4-0**

LANDSCAPE REPORT

The Landscape Walkthrough was prior to the Board Meeting. The next scheduled Landscape Walkthrough will take place on May 17, 2018 at 4:45 p.m.

OLD BUSINESS

Vista Pacifica – Pine Tree Trimming Request: No Action.

Red Curbs: Management provided correspondence from the Orange County Fire Authority. Tabled indefinitely.

VA Eligibility: Management informed the Board that this matter is still pending.

Parking Rules- Update: Tabled, no action taken.

Synthetic Turf-Front Entry: Tabled, no action taken.

Reimbursement request Via Umbroso: The Board reviewed the request and Board Member Dan G. and Jerry A. will go to look at the residence to further review the requested reimbursement.

Entry Security System: Tabled, no action taken.

Front Entry Refreshing: The Board Motioned, Seconded: "To approve the proposal from Centerpoint to clean and repaint the front entry monuments in the amount of \$1,080.00."

Approved: 4-0

NEW BUSINESS

Board to review / approve Reserve Study Proposal: Motioned, Seconded: "To approve Reserve Data Analysis to perform the 2019 reserve study with no on-site inspection in the amount of \$375.00."

Approved: 4-0

Emergency Items: No items.

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors Meeting is scheduled for May 18, 2018 at 6:30 p.m.

ADJOURNMENT

The General Session meeting adjourned at 7:42 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:


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