

**Villagio at Ranch San Clemente Homeowners Association**  
**General Session Meeting**  
**Tuesday, April 18, 2023**  
**Video Tele-conference due to current COVID-19 health restrictions**

**Attendance**

Board Members Present: Dan Gutierrez, President; Bob Speidel, Vice President; Dan Enright, Treasurer; Kristen Robertson, Secretary; Jerry Anderson, Member at Large

Also Present:

Jeff Jacobs, Community Association Manager

Kyle Merritt, Recording Secretary

**Call to Order**

The General Session Meeting was called to order at 6:31 p.m.

**Homeowners Forum**

There were no homeowners present.

**Delegate Report**

Nothing to report at the time.

**Minutes**

The Board \*MSUA the General Session Meeting Minutes held on March 21, 2023, as submitted. **(5-0)**.

**Financials**

The Board \*MSUA the Financial statements for the period ending March 31, 2023. **(5-0)**

The Board discussed the necessary transfers for the slope abatement and insurance renewal.

**Correspondence**

The Board reviewed the work order log, walk through report and correspondence.

1. The Board discussed the recommendations by Quickel Paving for the entrance pavers. The Board will contact a contract engineer for a second opinion.
2. The Board reviewed the homeowner correspondence for drainage issue. Recommended to have an inspector visit home to review the settlement.
3. The Board reviewed the upcoming tree trimmings by WB Starr.
4. HOA Election Professionals – The Board \*MSUA the proposal for the 2023 Inspector of Election Service Agreement. **(5-0)**.
5. South Coast Gardening – The Board tabled the proposal for irrigation repair on the cleared slope to get additional proposals from vendors.
6. Reserve Data Analysis – The Board \*MSUA to approve the proposal for the reserve study, second option (\$395.00) without field inspection. **(5-0)**

**Landscape Report**

The Landscape Walkthrough is scheduled for Thursday, April 20, 2023, at 2:00 P.M.

**The general session was adjourned at 7:27 p.m.**

**The next general session meeting Tuesday, May 16, 2023.**

**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.