

Villagio I Homeowners Association
GENERAL SESSION MEETING MINUTES
Thursday, April 18, 2019
San Clemente Community Center

ATTENDANCE

Board of Directors

Dan Gutierrez, President
Bob Speidel, Vice President
Dan Enright, Treasurer
Jerry Anderson, Secretary

Not Present

Steve Weckerle, Director at Large

Management

Sandrine Oblak, Community Association Manager

CALL TO ORDER

The Meeting was called to order at 6:35 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

The Delegate was present and informed the Board that there is no easement between HOA and Trail Ridge Road and that there will be no DG path installed.

MEETING MINUTES

The Board reviewed the meeting minutes from the General Session Meeting held March 21, 2019.
Motioned, Seconded: "To approve the March 21, 2019 General Session Meeting minutes as submitted."

Approved: 4-0

FINANCIALS

The Board reviewed the financial statement for the period ending March 31, 2019 and February bank reconciliations."
Motioned, Seconded: "To accept the financial statement for the period ending March 31, 2019, subject to year-end audit and approval of March 2019 correlating bank reconciliations. "

Approved: 4-0

DELINQUENCY

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

CORRESPONDENCE

The Board reviewed correspondence from homeowners and no action was taken.

APPLICATIONS FOR PARKING PERMITS

Applications were presented for review but no action was taken, as further clarification was needed on the patrol process.

ARCHITECTURAL

No action.

LANDSCAPE REPORT

The Landscape Walkthrough was prior to the Board Meeting. The next scheduled Landscape Walkthrough will take place on May 23, 2019 at 4:30 p.m.

OLD BUSINESS

Ring.com Community Partner Program: Management informed the Board that a flyer would be included in the billing for May.

Insurance Claim Via Otono Correspondence: The Board Motioned, Seconded: "That the homeowner is to pay the \$5,000.00 insurance deductible and not the HOA."

Approved: 4-0

Parking Enforcement Program: Management informed the Board the revised draft parking rules have been mailed to membership for 30-day review period.

NEW BUSINESS

Correspondence from RSC Master Association: The Board reviewed the correspondence and no action was taken.

Correspondence from SouthCoast Gardening: The Board reviewed the correspondence and no action was taken.

Reserve Study 2020: The Board Motioned, Seconded: "To approve the proposal from Reserve Data Analysis for a non-on-site inspection in the amount of \$375.00 to provide the 2020 Reserve Study report."

Approved: 4-0

Emergency Items: The Board Motioned, Seconded: "To appoint Jerry Anderson to contact Mike Tortamassi the land surveyor NTE \$3000.00 to determine Villagio boundaries to be paid from Slope Funds.

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors Meeting is scheduled for May 23, 2019 at 6:30 p.m.

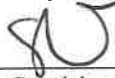
ADJOURNMENT

The General Session meeting adjourned at 7:09 p.m.

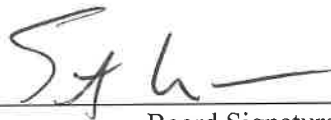
BOARD CERTIFICATION AND APPROVAL OF MINUTES

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