

**Villagio at Ranch San Clemente Homeowners Association  
General Session Meeting  
Wednesday, April 13, 2022  
Video Tele-conference due to current COVID-19 health restrictions**

**Attendance**

Board Members Present: Dan Gutierrez, President; Bob Spiedel, Vice President; Steve Weckerle, Secretary;

Absent: Jerry Anderson, Director at Large; Dan Enright, Treasurer

Also Present:

Jeff Jacobs, Community Association Manager

Kyle Merritt, Recording Secretary

**Call to Order**

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

**Annual**

Inspector of Elections announced that quorum was met for 25%. The Inspector of Elections tallied the votes and will draft the results: Jerry Anderson 22 votes; Dan Enright 31 votes; Dan Gutierrez 27 votes; Bob Spiedel 27 votes, Arianne Mead 39 votes, Kristen Robertson 28 (write in votes).

**Homeowners Forum**

Three (3) homeowners were present.

**Delegate Report**

No report.

**Minutes**

The Board \*MSUA the General Session Meeting Minutes held on March 15, 2022 as submitted. Gutierrez-aye, Spiedel-aye, Weckerle-aye.

**Financials**

The Treasurer was not present. The Board \*MSUA financial statements for the period ending March 31, 2022. Gutierrez-aye, Spiedel-aye, Weckerle-aye.

**Delinquency**

Nothing to review at this time.

**Correspondence**

The Board reviewed the work order log, violation report and homeowner correspondence.

**Architectural**

722 Via Otono, painting exterior. Weckerle motion to approve. The Board \*MSUA approved the application. Weckerle-aye, Gutierrez-aye, Spiedel-aye.

**Landscape Report**

The Landscape Walkthrough is scheduled for Thursday, March 17, 2022 at 2:00 P.M.

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\*MSUA: Motioned, Seconded & Unanimously Approved.

\*MSA: Motioned, Seconded & Approved.

\*MSUD: Motioned, Seconded & Unanimously Declined.

\*MSD: Motioned, Seconded & Declined.

**New Business**

1. The Board reviewed the Villagio 1 website renewal. Management recommended a proposal from another vendor to compare costs at the following meeting.
2. The Board reviewed the Reserve Data Analysis inspection of \$395.00. The **Board \*MSUA** the inspection. Gutierrez-aye, Spiedel-aye, Weckerle-aye.
3. The Board made a motion to ratify the proposal from WB Starr to remove landscape at the entrance.
4. The Board reviewed the WB Starr proposal of \$2,270.00 to remove the tree at 706 Via Otono. The Board tabled until next month to inspect at the upcoming walk through.
5. The Board reviewed the California State Tax reimbursement.

**Pending Business**

1. The Board **tabled** the proposal from QuicKel for speed bumps until the following meeting.

**Supplemental**

1. The Board **\*MSUA** the Spring Cleaning Trash Bin. Gutierrez-aye, Spiedel-aye, Weckerle-aye.
2. The Board to review paint schemes for the entire community at the upcoming walk through.

**The general session was adjourned at 7:42 p.m.**

**The next general session meeting Tuesday, May 17, 2022.**

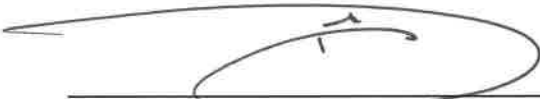
**BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*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.