

**Villagio Homeowners Association  
General Session  
19 May 2011  
San Clemente Community Center**

**Attendance**

Board of Directors

Dan Gutierrez, President  
Dianne Lynch, Vice President  
Seth Foerster, Treasurer  
Robert Speidel, Secretary  
Paul Oebel, Director

Management

Rose Reyes, Association Manager  
Andrew Sheldon, Recording Secretary

**Call to Order**

The meeting was called to order at 6:31 PM PDT

**Homeowners Forum**

Homeowner from 638 Umbroso was present to discuss insurance claim. She claimed that an Association tree was the cause of the sewer line backup. Board resolved to review the claim and respond back to the Homeowner at a later date.

**Delegate Report**

D. Gutierrez reported that a possible Master Association garage sale, trees in community, and a possible community watch program were discussed.

**Minutes**

Motioned, Seconded: "To approve the meeting minutes from the Board of Directors Meeting held 17 March 2011 as submitted."

**Approved: 5-0**

**Financials**

S. Foerster presented on Market Linked CD's. Board directed Management to investigate issue.

Board signed second signature checks for concrete and front entry work.

Motioned, Seconded: "To approve the financials from the month ending 31 March 2011 pending yearend audit."

**Approved: 5-0**

**Delinquencies**

Board reviewed an updated Delinquency list. No action was taken during General Session.

## **Landscape**

D. Gutierrez reported on a meeting with Artistic Maintenance. The Board reviewed the proposal for Monthly Landscape Maintenance. Board directed Management to obtain additional Bids. Board also directed Management to contact the current Landscape Maintenance for a new proposal. Board will draft a letter to current landscape company in regards to lack of service. Board tabled a decision until more proposals become available.

## **Architectural**

Board reviewed the updated Architectural Log.

Motioned, Seconded: "To approve the proposals from the following address: 736 Otono, 742 Otono, 718 Otono, 642 Umbroso."

**Approved: 5-0**

## **Property Inspection**

Board reviewed the Work Order Log. No action was required.

## **Correspondence**

Board reviewed correspondence between Homeowners and Management. No action was required.

## **Old Business**

### Parking

Board directed Management to contact Patrol One to arrange a presentation at the Annual Meeting.

Board discussed putting cap on total permits issued.

Motioned, Seconded: "To formalize the validation process. S. Foerster will present validation process at next meeting."

**Approved: 4-1 (D. Gutierrez)**

### Mailbox Update

Board is currently investigating moving mailbox near entryway.

Board reviewed proposal from QPM for maintenance on mailboxes. Board resolved to table the issue until the next meeting.

### Tree Trimming

Management confirmed via report from an arborist that Pine Trees cannot be trimmed because weather is too warm.

### Annual Meeting Mailing

Management confirmed that the mailing would go out in June.

## **New Business**

### Maintenance

Board reviewed proposals for consolidated entry signs.

Motioned, Seconded: "To pick a sign by the end of the night"

**Approved: 5-0**

Motioned, Seconded: "To approve the nice sign at \$1100."

**Approved: 5-0**

Newsletter

Board reviewed the June Newsletter. Flyer to accompany

Board confirmed that the Garage Sale would be held June 4<sup>th</sup>.

Annual Audit Mailing and Tax Approval

Motioned, Seconded: "To approve submitted audit and taxes."

**Approved: 5-0**

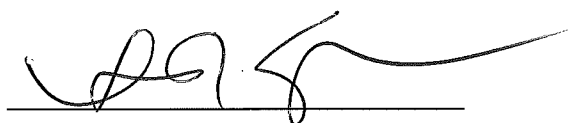
**Adjournment**

8:16 PM PDT

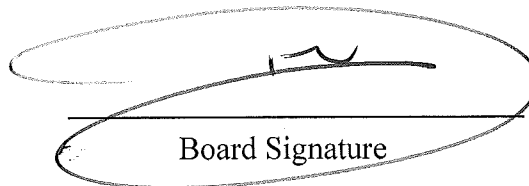
**BOARD CERTIFICATION AND APPROVAL OF MINUTES:**

*This is to certify that Villagio I 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:



Andrew Sheldon  
Recording Secretary



Board Signature