

Villagio I Homeowners Association

17 May 2012

General Session

San Clemente Community Center

Attendance

Board of Directors

Dan Gutierrez, President

Seth Foerster, Treasurer

Dianne Lynch, Secretary

Jerry Anderson, Director

Absent

Bob Speidel, Vice President

Management

Karrie Daugherty, Community Association Manager

Andrew Sheldon, Recording Secretary

Call to Order

The meeting was called to order at 6:34 PM.

Homeowner Forum

Homeowner was present was present to discuss procedure for collecting recyclable cans for donation. Homeowner acknowledged that she understood not to rummage through individual trashcans to collect recyclables.

B. Speidel arrived at the meeting.

Homeowner was present to discuss paint color of garage door. Board resolved to discuss in Executive Session.

Delegate Report

D. Gutierrez reported on discussions from the most recent Master Association Meeting. Topics discussed included tree trimming and removal and view protection.

Executive Session Disclosure

Board announced that meeting minutes, legal issues, member discipline, and delinquencies were discussed at the previous Executive Session.

Meeting Minutes

The Board reviewed the meeting minutes from the General Session held 19 April 2012.

Motioned, Seconded: "To approve the April Meeting Minutes as submitted."

Approved: 4-0 (S. Foerster abstained)

Financial Reports

Board reviewed the Financials from the Month ending 30 April 2012.

Motioned, Seconded: "To approve the April Financial Statements pending yearend audit."

Approved: 5-0

Landscape

Board reviewed the Site Inspection Notes provided by Management.

Board reviewed the Maintenance report provided by Artistic Maintenance.

Board discussed v-ditch behind 708 and 710 Otono. Management advised that the Homeowner had encroached upon the Common Area.

Motioned, Seconded: "To approve moving fence to allow access to the v-ditch. Homeowners will be required to sign a hold-harmless agreement."

Approved: 5-0

Board reviewed proposal for landscape improvements at 717 Via Nublado. Board tabled the proposal indefinitely.

Maintenance

Board reviewed the Work Order Log provided by Management.

Correspondence

Board reviewed notice sent to 620 Espiritu regarding recycled can collection. Board resolved to discuss in Executive Session.

Board reviewed request for new front yard turf.

Board reviewed correspondence regarding insurance claim.

Motioned, Seconded: "To advise Homeowner that this is a neighbor-to-neighbor issue and the Association would not be getting involved."

Approved: 5-0

Parking

Board reviewed parking permit request from 604 Via Espiritu.

Motioned, Seconded: "To approve the request."

Denied: 1-4

Old Business

Board discussed Asphalt Invoicing.

Motioned, Seconded: "To transfer \$15,000.00 from the Settlement Account to the Reserve Account to cover the cost of movement-related repairs."

Approved: 5-0

Delinquency

Motioned, Seconded: "To approve a lien on account 59-1."

Approved: 5-0

Adjournment

The meeting was adjourned to Executive Session at 8:32 PM.

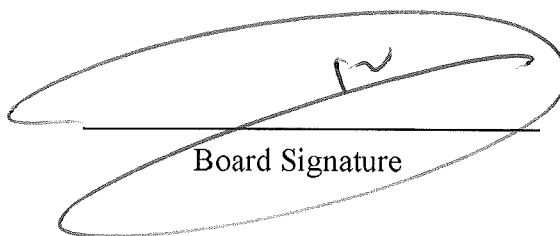
BOARD CERTIFICATION AND APPROVAL OF MINUTES:

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