

Villagio I Homeowners Association
General Session Meeting Minutes
May 21, 2015
San Clemente Community Center

Attendance

Board of Directors

Dan Gutierrez, President
Jerry Anderson, Director
Dianne Lynch, Secretary

Absent

Bob Speidel, Vice President
Seth Forester, Treasurer

Management

Dorian Jackson, Community Association Manager
Allegra Cody, Recording Secretary

Call to Order

The meeting was called to order at 6:44 p.m.

Homeowners Forum

There were (2) homeowners present.

Executive Session Disclosure

Management informed the membership about what was discussed at the prior Executive Session Meeting, including: approval of minutes and Show Cause Hearings.

Minutes

Board reviewed the meeting minutes from the General Session Meeting held on April 16, 2015.

Motioned, Seconded: "To approve the April 16, 2015 General Session Meeting minutes as submitted."

Approved: 3-0

Financials

Board tabled the financial statements for the period ending April 30, 2015 pending new Board member appointments.

Correspondence

The Board reviewed and discussed the correspondence that occurred since the last Board meeting.

Landscape

The Board reviewed the slope landscape and irrigation bids from The Soto Company.

Motioned, Seconded: "To approve Estimate # 2630 from The Soto Company dated December 23, 2015 for landscaping on the slopes behind 702 Otoño, 710 Otoño, 712 Otoño and 714 Otoño. To be expensed from the Legal Settlement Account."

Approve 3-0

Architectural

No action taken at this time.

Walkthrough Report

The Landscape Walkthrough took place prior to the meeting on Thursday, May 21, 2015 at 4:00 p.m.

Work Order Report

No action taken at this time.

Previous Business

2014 Draft Year-End Review

Tabled the approval of the draft audit pending requested edits. Management to send final draft to the Board via e-mail for approval.

Wall Repainting Project

Motioned, Seconded: "To approve the proposal #5425 R from MC Painting for wall repainting located adjacent to 745 and 755 Via Otono and 618 Via Umbroso, not to exceed \$9,300.00. To be expensed from the legal settlement fund.

Approved 3-0

Next Meeting

The next meeting will be held on June 18, 2015 at the San Clemente Community Center.

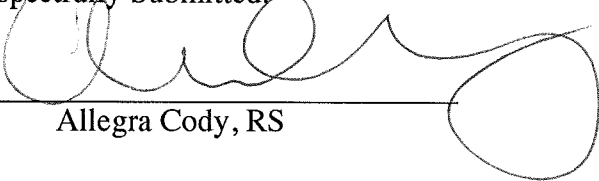
Adjournment

The meeting adjourned at 7:20 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:



Allegra Cody, RS



Board Signature