

Villagio I Homeowners Association
GENERAL SESSION MEETING MINUTES
May 11, 2017
San Clemente Community Center

ATTENDANCE

Board of Directors

Dan Gutierrez, President
Ashly Fox, Treasurer
Jerry Anderson, Director at Large

Absent

Bob Speidel, Vice President
Marc Ferris, Secretary

Management

Sandrine Oblak, Community Association Manager

CALL TO ORDER

The Meeting was called to order at 6:47 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 Rancho San Clemente Master Association has signed a resolution in opposition of toll road routes through San Clemente.

MEETING MINUTES

The Board reviewed the meeting minutes from the General Session Meeting held on April 20, 2017.
Motioned, Seconded: "To approve the April 20, 2017 General Session Meeting minutes as submitted."

Approved: 3-0

FINANCIALS

The Board reviewed the financial statement for the period ending March 31, 2017."

Motioned, Seconded: "To accept the financial statement for the period ending March 31, 2017, subject to year-end audit."

Approved: 3-0

Treasurer Update: CD's have been reinvested per Wells Fargo recommendations.

DELINQUENCY

The Board reviewed the delinquency matrix. No action was taken at this time.

CORRESPONDENCE

The Board reviewed and discussed homeowner correspondence received since the last Board meeting.

The Board reviewed correspondence from a homeowner on Via Umbroso requesting the landscapers pause service until the front yard has been renovated. Management informed the Board that the request had been provided to the vendor.

The Board reviewed correspondence from a homeowner on Via Umbroso stating the garage door will be painted in May. No action was taken.

The Board reviewed correspondence from a homeowner requesting removal of a tree in the front yard. Motioned, Seconded: "To approve the removal of the tree at the homeowners expense, not the association."

Approved: 2-1 (Abstain- Fox)

The Board reviewed correspondence from a homeowner on Via Espiritu requesting stating the Carrotwood tree located in their front yard has damaged the concrete as the roots from the tree are causing it to lift. Motioned, Seconded: "To deny the request to repair the concrete walkway as the Carrotwood is located in the owners front yard and is not the associations responsibility." **Denied: 3-0**

APPLICATIONS FOR PARKING PERMITS

No applications to review at this time.

ARCHITECTURAL

No applications for review at this time.

LANDSCAPE REPORT

The Landscape Walkthrough took place prior to the meeting on Thursday, May 11 2017. The next scheduled Landscape Walkthrough will take place on June 15, 2017 at 4:45 p.m.

OLD BUSINESS

Holiday Community Signage: The Board discussed verbiage for the banner to be placed at the community for the next holiday season. Tabled at this time.

Approval of 2016 Audit Final Draft: Motioned, Seconded: "To approve the 2016 Audit Final Draft as provided by Inouye, Shively & Klatt and to be distributed to membership."

Approved: 3-0

NEW BUSINESS

Centerpoint Proposal Street Sign Painting: Board directed Management to find decorative poles as opposed to painting.

Street Sealing: The Board directed Management to obtain three (3) bids for street sealing and red curb painting.

Toll Road Project: The Board Motioned, Seconded: "To approve Management to contact legal counsel to see if the association can participate in the "No Toll Road Project in San Clemente." If yes, have legal counsel draft the notice and ballot to the membership to solicit an amount not to exceed \$15,000 from association funds toward the No Toll Road Project. The Board appointed Ashly Fox as the point of contact for legal counsel.

Approved: 3-0

Mailbox Replacement Bid: The Board Motioned, Seconded: "To approve the proposal from Sprint Postal in the amount of \$3,276.25 for the mailboxes at 623 and 631 Via Umbroso to be replaced, including removal, installation, keys and contacting USPS."

Approved: 3-0

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors Meeting is scheduled for June 15, 2017 at 6:30 p.m.

ADJOURNMENT

The General Session meeting adjourned at 7:20 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