

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Thursday, May 20, 2021
Video Tele-conference due to current COVID-19 health restrictions

Attendance

Board Members Present: Dan Gutierrez, President; Bob Spiedel, Vice President; Steve Weckerle, Secretary; Dan Enright, Treasurer; Jerry Anderson, Director at Large

Also Present:

Jeff Jacobs, Community Association Manager
Amy Bergen, Recording Secretary

Call to Order

The General Session Meeting was called to order at 6:32 p.m.

Homeowners Forum

There were (2) homeowner present.

Delegate Report

Jerry Anderson was present. Weed abatement was performed at the end of Calle Del Cerro.

Minutes

The Board *MSUA the General Session Meeting Minutes held on April 15, 2021 as submitted. **5-0**

Financials

The Board *MSUA the financial statement for the period ending April 30, 2021, pending year-end CPA review. **5-0**

The Board *MSUA the bank statement for the periods ending April 30, 2021. **5-0**

The Board *MSUA the Board Resolution authorizing Curtis Management Company to make transfers from the operating and reserve accounts pursuant to civil code 5380(b)(6). **5-0**

The Board request management to consult legal counsel in regards to raising the late fee for the Association.

Delinquency

Nothing to review at this time.

Correspondence

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

Application for Parking Permits:

There were no applications to review at this time.

Architectural

There were no applications to review at this time.

Landscape Report

The Board reviewed. No action to take.

New Business

- 1). **Via Otono Eucalyptus nicholli removal** - The Board *MSUA the WB Starr to remove the tree in the amount of \$2,800.00. **5-0**
- 2). **Hold harmless - Via Otono Slope / V-dtich** - The Board reviewed the correspondence from legal counsel. There are two homeowners still outstanding that have not signed the hold harmless agreement. The Board *MSUA to have legal counsel reach out to the two homeowners outstanding to have this resolved. **5-0**
- 3). **Adoption of updated parking rules** - The Board tabled until the next meeting.
- 4). **Re-stencil common area fencing on Via Otono** - The Board tabled indefinitely until further notice.
- 5). **700 Via Otono** - JES Budget proposal - The Board *MSUA to ratify the final quote in the amount of \$12,500.00. **5-0**
- 6). **700 Via Otono** - The Board *MSUA the D-Marc Restoration, Inc. proposal in the amount of \$5,500.00. **5-0**

The next general session meeting will be June 17, 2021 at 6:30 p.m.

The general session was adjourned at 7:50 p.m.

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,

Amy Bergen, RS



Board Signature

*MSUA Motioned, Seconded & Unanimously Approved.
*MSA Motioned, Seconded & Approved.

Villagio at Ranch San Clemente Homeowners Association
Executive Session Meeting
Thursday, May 20, 2021
Video Tele-conference due to current COVID-19 health restrictions

Attendance

Board Members Present: Dan Gutierrez, President; Bob Spiedel, Vice President; Steve Weckerle, Secretary; Dan Enright, Treasurer; Jerry Anderson, Member at Large

Also Present:

Jeff Jacobs, Community Association Manager
Amy Bergen, Recording Secretary

Call to Order

The Executive Session Meeting was called to order at 8:13 p.m.

Minutes

The Board *MSUA the Executive Session Meeting Minutes held on April 15, 2021 as submitted. **5-0**

Violation Log

The Board reviewed the violation log.

742 Via Otono- The Board reported that the pool pump is currently working, and the property is being cared for properly. No further issue at this time.

Member Discipline

The Board reviewed correspondence.

Legal

The Board reviewed correspondence from legal counsel.

Delinquencies

The Board reviewed the delinquencies. No action to take at this time.

Adjournment

The Board adjourned the Executive Session Meeting at 8:05 p.m.

BOARD CERTIFICATION AND APPROVAL OF MINUTES

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Respectfully Submitted,

Amy Bergen, RS

Board Signature