

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday May 17, 2022
Video Tele-conference due to current COVID-19 health restrictions

Attendance

Board Members Present: Dan Gutierrez, President; Bob Spiedel, Vice President; Dan Enright, Treasurer; Kristen Robertson, Secretary; Arianne Bell, Director at Large;

Also Present:

Jeff Jacobs, Community Association Manager
Kyle Merritt, Recording Secretary

Call to Order

The General Session Meeting was called to order at 6:30 p.m.

Homeowners Forum

No homeowners were present

Delegate Report

No report.

Minutes

The Board *MSUA the General Session Meeting Minutes held on April 13, 2022 as submitted. Gutierrez-aye, Enright-aye, Spiedel-aye, Roberston-aye, Bell-aye.

Financials

The Board *MSUA the Financial statements for the period ending April 30, 2022. Gutierrez-aye, Enright-aye, Spiedel-aye, Roberston-aye, Bell-aye.

The Treasure requested for management to inquire about details for the following on the financial report: Income (4282 – RENTAL INCOME CARPORT REPORTING) and General Ledgers (3360-0077 OUTSIDE EXPERTS – DGS&B, and 3369-0077 – GRIFFITHS MEDIATOR)

Delinquency

The Board reviewed the Delinquency Report.

Correspondence

The Board reviewed the work order log, walk through report and correspondence.

753 Via Otono Safelisting – the Board *MSUA to safelist the dates provided and subject to review at the end of the term. Gutierrez-aye, Enright-aye, Spiedel-aye, Roberston-aye, Bell-aye.

Architectural

702 Via Otono Solar Panel Application

The Board *MSUA the request to install solar panels on the roof. Gutierrez-aye, Enright-aye, Spiedel-aye, Roberston-aye, Bell-aye.

702 Via Otono Exterior Painting Application

The Board *MSUA the request paint the exterior of the home. Gutierrez-aye, Enright-aye, Spiedel-aye, Roberston-aye, Bell-aye.

725 Via Otono Exterior Painting Application

The Board *MSUA the request to paint the exterior of the home. Gutierrez-aye, Enright-aye, Spiedel-aye, Roberston-aye, Bell-aye.

Landscape Report

The Landscape Walkthrough is scheduled for Thursday, May 19, 2022 at 2:00 P.M.

Pending Business

1. The Board *MSUA the provided estimate #119946 from Quickel Paving for two speed bumps in designated areas, NTE \$3,500.00. Gutierrez-aye, Enright-aye, Spiedel-aye, Roberston-aye, Bell-aye.
2. The Board reviewed the proposals for speed bumps from Black Diamond Paving and Eagle Paving.
3. The Board *MSUA the provided estimate #367579 from WB Starr to remove pine trees extending over the property. Gutierrez-aye, Enright-aye, Spiedel-aye, Roberston-aye, Bell-aye.
4. The Board reviewed the correspondence from Paul Oebel
5. The Board *MSUA the renewal from National Domains for one year and to be reviewed after the term. Gutierrez-aye, Enright-aye, Spiedel-aye, Roberston-aye, Bell-aye.

The general session was adjourned at 7:30 p.m.

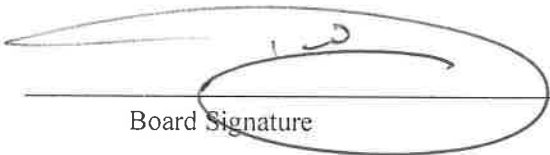
The next general session meeting Tuesday, June 21, 2022.

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,

Kyle Merritt, Recording Secretary



Board Signature

*MSUA Motioned, Seconded & Unanimously Approved.

*MSA Motioned, Seconded & Approved.