

**Villagio Homeowners Association
General Session
16 June 2011
San Clemente Community Center**

Attendance

Board of Directors

Dan Gutierrez, President
Dianne Lynch, Vice President
Seth Foerster, Treasurer
Bob Speidel, Secretary

Absent

Paul Oebel, Director

Management

Rose Reyes, Association Manager
Andrew Sheldon, Recording Secretary

Call to Order

The meeting was called to order at 6: 35 PM PDT

Homeowner Forum

Seven Homeowners were present.

Homeowner asked for guidance from the Board on repainting house. She requested a change of paint scheme to combat paint fading in the sun. Board advised Homeowner that the request would be discussed later in the meeting and that she would be notified in writing on the decision.

Homeowner was present to discuss her garage door. She believes the color of the door was approved. Board maintained that the color was not approved and fines will ensue if the door is not painted.

Homeowner was present to ask for his permit to be replaced as he has sold his original vehicle and purchased a new one. The Board approved the request.

Special Presentation

Shannon Smith and Anthony Hernandez, Artistic Maintenance were present to discuss landscape proposal. Representatives discussed with Board areas for improvement and methods to improve it. Interior of the Community is the largest area for improvement. Lawns can be improved. Proposal is performance based, so man power will vary.

Corin Bemus and Laura Bright, Bemus Landscape, were present to discuss landscape proposal. Representatives gave an overview of the company and outlined their roles within the company and how they would operate with Management and the Association. Representatives identified turf and seasonal color as areas for improvement.

Delegate Report

D. Gutierrez reported that the Master Association discussed trimming on Calle del Cerro.

Executive Session Disclosure

Board stated for the Homeowners present that an Executive Session would be held following the conclusion of the General Session.

Minutes

The Board reviewed the meeting minutes from the Board of Directors Meeting held 19 May 2011.

Motioned, Seconded: "To approve the meeting minutes from the previous Board Meeting as submitted."

Approved: 4-0

Financials

The Board reviewed the financial statements from the months ending April 30, 2011 and May 31, 2011.

Motioned, Seconded: "To approve the financials from the months ending April 30, 2011 and May 31, 2011, pending yearend audit.

B. Speidel left the meeting.

Landscape

Board reviewed proposal from South Coast Gardening for enclosures. Board resolved to table proposal until decision is made on Landscape Maintenance Contractor.

Board reviewed correspondence from Homeowner requesting Association enforce CC&Rs Section VI which Homeowner claims limits growth to the fence line were view is concerned. Board resolved that Management must investigate the issue before the Board makes a decision.

Board reviewed correspondence from Homeowner claiming that the Association maintains palms in front yards.

Architectural

Board reviewed architectural application from 616 Espiritu to paint garage doors. Request was denied because application did not conform to the approved color pallet.

Site Inspection

Board reviewed notes from the most recent site inspection completed by Management.

Correspondence

Board reviewed correspondence between Homeowners and Management.

Board reviewed request from Homeowner regarding decorative lighting on their trellis.

Motioned, Seconded: "To deny use of holiday lights on the trellis but recommend Homeowner find a more permit lighting solution. Homeowner should submit an architectural application if they so desire."

Approved: 3-0

Board reviewed correspondence from Homeowner regarding his garage door and tree in front yard.

Board resolved that the Board will not consider a waiver for the tree and that Homeowner has 90 days to paint garage.

Old Business

Pest Control

Board reviewed correspondence from Cats USA Pest Control that rate is increasing by \$2 per month.

Parking

Board discussed daytime patrol practice with the Homeowners present. Board offered solutions for safe-listing frequent visitors. Board explained that it is open to suggestions and needs Homeowners to communicate with the Board on ways the system can be improved. Board also discussed only allowing residents with proof of ownership and capping the number of permits.

Tree Trimming

Board will review Eucalyptus trees and will request trimming proposals if needed..

New Business

Garage Sale

Motioned, Seconded: "To approve the proposal for a garage sale banner."

Approved: 3-0

Annual Meeting

Management confirmed that the Annual Meeting mailing would go out the following week.

Motioned, Seconded: "To include prepaid return envelopes with the ballot."

Approved: 3-0

Taxes

Board signed tax forms.

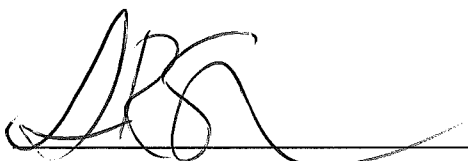
Adjournment

Meeting was adjourned at 8:32 PM PDT.

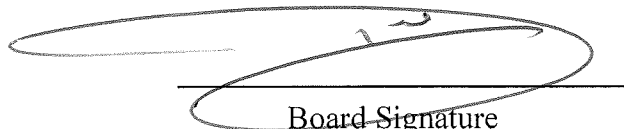
BOARD CERTIFICATION AND APPROVAL OF MINUTES:

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