

Villagio I Homeowners Association
General Session
27 June 2012
San Clemente Community Center

Attendance

Board of Directors

Dan Gutierrez, President
Seth Foerster, Treasurer
Dianne Lynch, Secretary
Jerry Anderson, Director

Management

Karrie Daugherty, Community Association Manager
Andrew Sheldon, Recording Secretary

Call to Order

The meeting was called to order at 6:40 PM.

Homeowners Forum

Eight (8) Homeowners were present. Topics discussed included drainage concerns on the slope behind Nublado, a request to repair lifted driveway, request for Architectural Committee to review party wall issue, request for clarification on violation letter received regarding fence repair, request to clean out drainage pipe, FHA certification, and questions regarding geo-technical report.

Delegate Report

Delegate was not present at the last Master Association Meeting.

Executive Session Disclosure

Board disclosed that Hearings, Minutes, Delinquencies, Member Discipline, and Legal Issues were discussed at the Executive Session held 17 May 2012.

Meeting Minutes

Board reviewed the Meeting Minutes from the General Session held 17 May 2012.
Motioned, Seconded: "To approve the May Meeting Minutes as submitted."

Approved: 4-0

Financial

Board reviewed the Financial Statement from the month ending 31 May 2012.
Motioned, Seconded: "To approve the May Financial Statement pending year end audit."

Approved: 4-0

Landscape

Board reviewed the Property Inspection Notes provided by Management.

Board reviewed the Monthly Reports submitted by Artistic Maintenance.

Board reviewed proposal from Artistic Maintenance to install new sod at 734 Otono. Board resolved to table approval until the next meeting.

Correspondence

Board reviewed request for reimbursement for towing. Board directed Management to request further documentation proving that a sticker was on the vehicle.

Board reviewed application for a parking permit from 630 Via Espiritu.

Motioned, Seconded: "To deny the application because only two cars are registered."

Approved: 4-0

Board reviewed correspondence regarding denied insurance claim at 720 Nublado.

Motioned, Seconded: "To approve sending a notice to 722 Nublado requesting that the wall at 720 Nublado be repaired."

Approved: 4-0

Board reviewed correspondence regarding lifted concrete at 720 Nublado. Board resolved to inspect site. D. Gutierrez to inform Management of decision following inspection.

Board reviewed correspondence regarding vandalism around the community.

Architectural

Board reviewed application from 628 Espiritu to replace roof.

Motioned, Seconded: "To approve the application from 628 Espiritu to replace roof."

Approved: 4-0

Board reviewed application 719 Otono to replace garage door.

Motioned, Seconded: "To approve the application from 719 Otono to replace garage door."

Approved: 4-0

Maintenance

Board discussed slope drainage project. Board directed Management to obtain proposals to clear the pipe.

Motioned, Seconded: "To authorize J. Anderson to approve a proposal to clean the line once obtained by Management."

Approved: 4-0

Board reviewed proposals from Casa, Pro-Tec, and QPM to move fence line along v-ditch back to allow access to the v-ditch.

Motioned, Seconded: "To approve the proposal from QPM to move back the fence line."

Approved: 4-0

Board reviewed proposal from Spencer-Luey to reestablish missing elevation markers per geo-technical survey.

Motioned, Seconded: "To approve the Spencer-Luey proposal."

Approved: 4-0

Reserve Study

Board reviewed Reserve Study Proposals from Barrera, McCaffery, and RDA. Board resolved to table approval until the next meeting.

Asphalt

J. Anderson reported on remaining asphalt repairs. J. Anderson is to consult with Quickel to repair deficient areas.

Insurance

Board discussed Earthquake Insurance Renewal.

Motioned, Seconded: "To approve the review from Prendiville."

Approved: 4-0

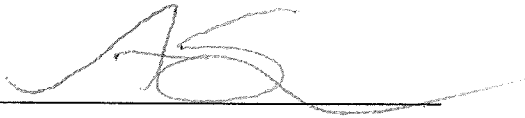
Adjournment

The meeting was adjourned at 8: 52 PM.

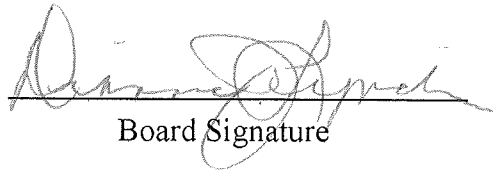
BOARD CERTIFICATION AND APPROVAL OF MINUTES:

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:



Andrew Sheldon
Recording Secretary



Board Signature