

Villagio 1 Homeowners Association
General Session Meeting Minutes
June 18, 2015
San Clemente Community Center

Attendance

Board of Directors

Dan Gutierrez, President
Bob Speidel, Vice President
Dianne Lynch, Secretary

Absent:

Jerry Anderson, Director
Seth Forester, Treasurer

Management

Dorian Jackson, Community Association Manager
Anne McCann, Recording Secretary

Call to Order

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

Homeowners Forum

Five (5) homeowners were in attendance to discuss parking and neighbor-to-neighbor issues.

Minutes

Board reviewed the meeting minutes from the General Session Meeting held on May 21, 2015.
Motioned, Seconded: "To approve the May 21, 2015 General Session Meeting Minutes."

Approved: 3-0

Financials

Board reviewed the financial statements for the period ending April 2015 and May 2015.
Motioned, Seconded: "To approve the April 2015 and May 2015 financial statements".

Approved: 3-0

Delinquency

Board reviewed the delinquency report.

Correspondence

Board reviewed emailed dated 6/3/15 regarding Vista Pacifica's Back Flow devices boarding Villagio 1 and a large Eucalyptus Tree. No action taken.

Landscape

Reviewed proposal # 2631 dated 12/23/14 from The Soto Company for landscape improvements for slope behind 720 & 722 Via Otono.

Motioned, Seconded: "To approve proposal #2631 in the amount of \$3,078.00".

Approved: 3-0

Reviewed proposal # 2633 dated 12/23/14 from The Soto Company for landscape improvements for slope behind 724 & 726 Via Otono.

Motioned, Seconded: "To approve proposal #2631 in the amount of \$10,097.00".

Approved: 3-0

Reviewed proposal # 2632 dated 12/23/14 from The Soto Company for landscape improvements for slope behind 714, 716, 718 & 720 Via Otono.

Motioned, Seconded: "To approve proposal #2632 in the amount of \$13,272.00".

Approved: 3-0

The Board request Management to obtain artificial turf proposals.

Architectural

1. The Board reviewed and discussed Architectural application for 760 Via Otono for installing additional lighting outside the garage, outside kitchen, and outside door.
2. The Board reviewed and discussed Architectural application for 625 Via Umbroso for backyard improvements.

Management Reports

1. The Board reviewed the Property Inspection report. No action taken.
2. The Board reviewed Action Items. No action taken.
3. The Board reviewed Maintenance Report. No action taken.
4. The Board reviewed Property Information Sheet. No action taken.

Previous Business

The Board reviewed and discussed 2014 Draft Year-End Review prepared by Longtin & Klatt dated April 27, 2015.

Motioned, Seconded: "To approve the 2014 Year End Review".

Approved: 3-0

New Business

Next Meeting

The next meeting will be held July 16, 2015 at the San Clemente Community Center.

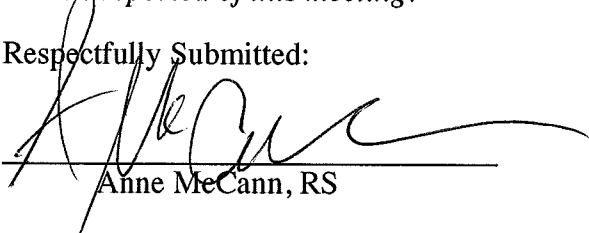
Adjournment

The meeting adjourned to General Session at 7:25 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:



Anne McCann, RS



Board Signature