

Villagio I Homeowners Association  
**GENERAL SESSION MEETING MINUTES**  
**June 15, 2017**  
**San Clemente Community Center**

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**ATTENDANCE**

Board of Directors

Dan Gutierrez, President  
Bob Speidel, Vice President  
Ashly Fox, Treasurer

Absent

Marc Ferris, Secretary  
Jerry Anderson, Director at Large

Management

Sandrine Oblak, Community Association Manager

**CALL TO ORDER**

The Meeting was called to order at 6:47 p.m.

**EXECUTIVE SESSION DISCLOSURE**

Management informed the membership about what was discussed at the prior Executive Session Meeting, including the approval of minutes, delinquency report, member discipline and legal correspondence.

**HOMEOWNER FORUM**

No homeowners were present.

**DELEGATE REPORT**

No report at this time.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the General Session Meeting held on May 11, 2017.  
Motioned, Seconded: "To approve the May 11, 2017 General Session Meeting minutes as submitted."

**Approved: 2-1 (Spiedel-Abstain)**

**FINANCIALS**

The Board reviewed the financial statement for the period ending April 30 and May 31, 2017."

Motioned, Seconded: "To accept the financial statement for the period ending April 30 and May 31, 2017, subject to year-end audit."

**Approved: 3-0**

Treasurer Update: CD's have been reinvested per Wells Fargo recommendations.

**DELINQUENCY**

The Board reviewed the delinquency matrix. The Board Motioned, Seconded to contact VL-067-3 if no payment is received by July 1<sup>st</sup>, 2017 then a lien will be filed against the account.

**Approved: 3-0**

**CORRESPONDENCE**

The Board reviewed and discussed homeowner correspondence received since the last Board meeting.  
No action was taken.

## **APPLICATIONS FOR PARKING PERMITS**

No applications to review at this time.

## **ARCHITECTURAL**

No applications for review at this time.

## **LANDSCAPE REPORT**

The Landscape Walkthrough took place prior to the meeting on Thursday, June 15, 2017. The next scheduled Landscape Walkthrough will take place on July 20, 2017 at 4:45 p.m.

## **OLD BUSINESS**

Centerpoint Proposal Street Poles: Motioned, Seconded: "To approve proposal SR#16657 in the amount of \$6,623.00 to be paid from G/L 3175 to replace four (4) street sign poles.

**Approved: 3-0**

Street Sealing: The Board reviewed two (2) bids; Management informed the Board that a third bid would be provided at the next Board meeting. Tabled at this time.

**Approved: 3-0**

Toll Road Project: The Board Motioned, Seconded: "To approve Management to contact legal counsel draft the notice and ballot to the membership to solicit an amount not to exceed \$20,000 from association funds toward the No Toll Road Project, CMC to be Inspector of Elections. The Board appointed Ashly Fox as the point of contact for legal counsel. \*Attorney had advised not to use Association funds for legal expenses to aide in the legal expense to stop the toll road project.

**Approved: 2-1 (Fox-Abstained)**

Toll Road Resolution: The Board Motioned, Seconded: "To approve the signing of the Toll Road Resolution stating the Boards opposition to the toll road routes through Rancho San Clemente.

**Approved: 3-0**

Mailbox Replacement Bid: Management informed the Board that Sprint Postal is working with USPS to coordinate the installation of the new mailboxes.

Reserve Study: The Board Motioned, Seconded: "To approve Reserve Study Level 1 in the amount of \$595.00 to be completed by Reserve Data Analysis as this year a onsite visit is required.

**Approved: 3-0**

## **NEW BUSINESS**

RSCAA Tree Removal Correspondence: Board reviewed correspondence and no action was taken.

Street Sealing: The Board directed Management to obtain three (3) bids for street sealing and red curb painting.

August 12, 2017 Block Party: The Board Motioned, Seconded: "To issue a check to Board President, Dan Gutierrez, in the amount of \$1,300.00 to purchase food, prizes and entertainment for the Annual Block Party on August 12, 2017.

**Approved: 3-0**

Appoint Inspector of Elections: The Board Motioned, Seconded: "To approve CMC to be the Inspector of Elections for the 2017 Annual Meeting."

**Approved: 3-0**

## **NEXT BOARD OF DIRECTORS MEETING**

The next Board of Directors Meeting is scheduled for July 20, 2017 at 6:30 p.m.

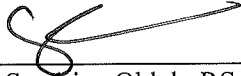
**ADJOURNMENT**

The General Session meeting adjourned at 7:29 p.m.

**BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*This is to certify that Villagio I 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:



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Sandrine Oblak, RS



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Board Signature