

Villagio I Homeowners Association  
**GENERAL SESSION MEETING MINUTES**  
Thursday, June 20, 2019  
San Clemente Community Center

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**ATTENDANCE**

Board of Directors

Dan Gutierrez, President  
Dan Enright, Treasurer  
Jerry Anderson, Secretary  
Steve Weckerle, Director at Large

Not Present

Bob Speidel, Vice President

Management

Sandrine Oblak, Community Association Manager

**CALL TO ORDER**

The Meeting was called to order at 6:42 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**

There was no report.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the General Session Meeting held May 16, 2019.

Motioned, Seconded: "To approve the May 16, 2019 General Session Meeting minutes as submitted."

**Approved: 4-0**

**FINANCIALS**

The Board reviewed the financial statement for the period ending May 31, 2019 and February bank reconciliations."

Motioned, Seconded: "To accept the financial statement for the period ending May 31, 2019, subject to year-end audit and approval of May 2019 correlating bank reconciliations. "

**Approved: 4-0**

2018 Financial Review: Motioned, Seconded: "To accept the year end review pending Board Member Daniel Enright to notify Management if he accepts the report as prepared."

**Approved: 4-0**

The Board reviewed the Wells Fargo investment account funds: Motioned, Seconded: " To authorize Treasurer Dan Enright to transfer \$300,000 liquid cash into reinvest into laddered CD'S.

**Approved: 4-0**

**DELINQUENCY**

The Board reviewed the delinquency report and no action was taken.

### **CORRESPONDENCE**

The Board reviewed correspondence from homeowners and no action was taken.

### **APPLICATIONS FOR PARKING PERMITS**

The Board reviewed applications and granted permits to those that followed the criteria.

### **ARCHITECTURAL**

The Board reviewed the ARC log and no action was taken.

### **LANDSCAPE REPORT**

The Landscape Walkthrough was prior to the Board Meeting. The next scheduled Landscape Walkthrough will take place on July 18, 2019 at 4:30 p.m.

### **OLD BUSINESS**

Parking Enforcement Program: The Board Motioned, Seconded: "To commence enforcement effective July 1<sup>st</sup>, 2019.

**Approved: 4-0**

Drainage Easement Via Otono Project: The Board Motioned, Seconded: "To appoint Gerry Anderson and Dan Guitierrez to view the backyard in order to have plans prepared for the owner to review."

**Approved: 4-0**

Wall Repair (3) locations: The Board Motioned, Seconded: "To the Board approved ProTec Building services to address the three (3) common area wall in the community that require repairs in the amount of \$8,698.00.

**Approved: 4-0**

Borchard Surveying Contract: The Board Motioned, Seconded: "To approve Borchard Surveying to perform surveying services in the amount of \$2,200.00 to recover the northwesterly boundary line of Tract 12283 and place 3 inter-visible points.

**Approved: 4-0**

### **NEW BUSINESS**

Palm Tree Trimming Proposal: The Board Motioned, Seconded: "To approve the proposal from Top Notch Tree Service, Inc to trim (8) palm trees in the amount of \$700.00.

**Approved: 4-0**

August Block Party: The Board Motioned, Seconded: "To approve \$2000.00 to be spent for G/L 5121 for the August Annual Block Party.

**Approved: 4-0**

Homeless Shelter Correspondence: The Board reviewed and no action has been taken.

Mailbox Replacement Reminder: The Board Motioned, Seconded: "To approve Sprint Postal proposal 345 to replace the **Approved: 4-0** remaining mailboxes in the amount of \$16,301.88.

**Approved: 4-0**

2020 Reserve Study: The Board Motioned, Seconded: "To approve the 2020 Reserve Study as prepared by Reserve Data Analysis, California, LLC.

**Approved: 4-0**

Emergency Items: None

### **NEXT BOARD OF DIRECTORS MEETING**

The next Board of Directors Meeting is scheduled for July 18, 2019 at 6:30 p.m.


**ADJOURNMENT**

The General Session meeting adjourned at 7:58 p.m.

**BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*This is to certify that Villagio 1 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