

Villagio | Homeowners Association  
General Meeting Minutes  
July 18, 2013  
San Clemente Community Center

**Attendance**

Board of Directors

Dan Gutierrez, President  
Seth Forester, Treasurer (arrived at 6:43 pm)  
Jerry Anderson, Director (arrived at 6:43 pm)  
Bob Speidel, Vice President  
Dianne Lynch, Secretary

Management

Karrie Daugherty, Community Association Manager  
Jenna Campbell, Recording Secretary

**Call to Order**

The meeting was called to order at 6:40 p.m.

**Show Cause**

620 Via Espiritu (painting of home)  
Homeowner was in attendance to pick up paint samples.

**Homeowner Forum**

Three (3) homeowners were in attendance.

**Minutes**

Board reviewed the meeting minutes from the General Session Meeting held on June 20, 2013.

Motioned, Seconded: "To approve the June 20, 2013 General Session Meeting Minutes, with corrections."

**Approved: 3-2 (B. Speidel and D. Lynch abstained)**

**Financials**

Board reviewed the financial statements for the periods ending June 30, 2013.

Motioned, Seconded: "To approve the June 30, 2013 financial statements, as amended."

**Approved: 5-0**

**Delinquency**

Board reviewed the delinquency list.

**Correspondence**

Board reviewed the Patrol One Inspection Report.

Board reviewed the property inspection report.

Board reviewed the work order report.

### **Architectural**

There were no pending architectural applications to review.

### **Unfinished Business**

#### Insurance Renewal

Board reviewed the Insurance proposals.

Motioned, Seconded: "To approve the earthquake insurance proposal from Prendiville Insurance, amounting \$20,592.52."

**Approved: 3-2 (S. Forester and D. Lynch abstained)**

#### Tree Bid

Motioned, Seconded: "To approve the proposal from Top Notch for the trimming of the Carrot wood and Eucalyptus trees, not to exceed \$4,308.00."

**Approved: 5-0**

#### Rules/Regulations Revision

Motioned, Seconded: "To approve to revise the Rules and Regulations so that the violation policy reads as follows: first notice, show cause notice, \$50.00 fine, \$100.00 fine, \$150.00 fine."

**Approved: 5-0**

### **Next Meeting**

The next meeting will be held Tuesday, August 13, 2013 at the San Clemente Community Center.

### **Adjournment**

The meeting adjourned to Executive Session at 7:38 p.m.

### **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:

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Jenna Campbell, RS

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Board Signature