

VILLAGIO I HOMEOWNERS ASSOCIATION

General Session Meeting Minutes

July 16, 2015

San Clemente Community Center

Attendance

Board of Directors

Dan Gutierrez, President

Bob Speidel, Vice President

Jerry Anderson, Director

Dianne Lynch, Secretary

Absent:

Seth Forester, Treasurer

Management

Dorian Jackson, Community Association Manager

Jenna Campbell, Recording Secretary

Call to Order

The meeting was called to order at 6:34 PM.

Executive Session Disclosure

The following items were discussed at the previous Executive Session Meeting: approval of minutes, delinquencies and member discipline.

Homeowner Open Forum

Five (5) homeowners were in attendance.

Minutes

Board reviewed the meeting minutes from the General Session Meeting held on June 18, 2015.

Motioned, Seconded: "To approve the June 18, 2015 General Session Meeting minutes."

Approved: 4-0

Financials

Board reviewed the June 30, 2015 financial report.

Motioned, Seconded: "To accept the June 30, 2015 financial report, pending year end audit."

Approved: 4-0

Delinquency

Board reviewed the delinquency report.

Management Report

Board reviewed the correspondence from Farmers Insurance in regards to refunding the Association \$21,196.08 after management requested an audit of the policy for the last decade. Farmers noticed that their calculations were antiquated and they have been overcharging the Association for at least ten years. Management has credited the account to the Operations line item of 5150, Insurance.

Board reviewed the correspondence from Farmers Insurance regarding the settlement disbursement check for the homeowner of 717 Via Otono for a unit fire.

Architectural

625 Via Umbroso (addition of drainage to backyard slope, addition of 2 ft. segmented walls)
Motioned, Seconded: "To approve the architectural request as submitted."

Approved: 4-0

Walkthrough

Board reviewed the June 18, 2015 walkthrough.

Action Item List

Board reviewed the action item list.

Work Order Report

Board reviewed the work order report.

Security Patrol Report

Board reviewed the security report from Patrol One.

Animal Pest Management/Termite Notification

Board reviewed correspondence from Animal Pest Management Services.

New Business

Annual Meeting

The Annual Meeting did not meet quorum for the 2015 meeting.

Motioned, Seconded: "To approve that the ballot be resent to the membership, as there are many new homeowners who may not have been able to submit their candidacy in time."

Approved: 4-0

Next Meeting

The next meeting will be held on August 20, 2015 at 6:30 PM at the San Clemente Community Center.

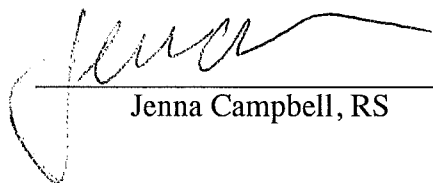
Adjournment

The meeting adjourned at 7:08 PM.

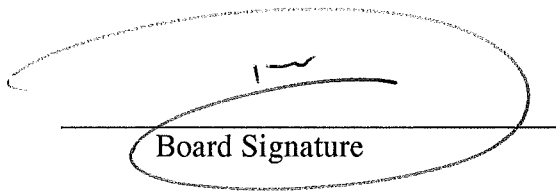
BOARD CERTIFICATION AND APPROVAL OF MINUTES

This is to certify that Villagio 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:



Jenna Campbell, RS



Board Signature