

Villagio I Homeowners Association
GENERAL SESSION MEETING MINUTES
July 21, 2016
San Clemente Community Center

ATTENDANCE

Board of Directors

Dan Gutierrez, President

Jerry Anderson, Director at Large

Ashly Fox, Treasurer

Absent

Bob Speidel, Vice President

Justin Brown, Secretary

Management

Sandrine Oblak, Community Association Manager

CALL TO ORDER

The Meeting was called to order at 6:53 p.m.

EXECUTIVE SESSION DISCLOSURE

Management informed the membership about what was discussed at the prior Executive Session Meeting, including the approval of minutes, member discipline and Legal Correspondence.

HOMEOWNER FORUM

One (1) homeowner present.

DELEGATE REPORT

No report.

MEETING MINUTES

The Board reviewed the meeting minutes from the General Session Meeting held on June 16, 2016.

Motioned, Seconded: "To approve the June 16, 2016 General Session Meeting minutes as submitted."

Approved: 3-0

FINANCIALS

The Board reviewed and approved the financial statement for the period ending May 31, 2016 and June 30, 2016."

Approved: 3-0

DELINQUENCY

The Board reviewed the delinquency matrix. No Action taken.

CORRESPONDENCE

The Board reviewed and discussed the July 2016 violation report and correspondence that occurred since the last Board meeting. No Action

The Board discussed a homeowner's request on Via Otono of the current state of the front yard and request to remove the Carrotwood tree and to landscape the area in six (6) months. The Board directed Management to send a letter to owner that they can remove the tree but will need to replace with either a King / Queen Palm or a new Carrotwood and the tree is not be removed until an architectural application is submitted and approved by the Board and the time period of six (6) months is granted.

ARCHITECTURAL

The Board reviewed architectural application 4415. Motioned, Seconded: "To ratify application 4415 to landscape the front yard with drought tolerant plant material and remove front lawn as submitted on the application." **Approved: 3-0**

The Board reviewed architectural application 4434. Motioned, Seconded: "To ratify application 4434 to landscape two (2) areas in the front yard with drought tolerant plant material and revive the grass, to be a three (3) phase project as submitted on the application." **Approved: 3-0**

LANDSCAPE REPORT

The Landscape Walkthrough took place prior to the meeting on Thursday, July 21, 2016. The next scheduled Landscape Walkthrough will take place on August 18, 2016 at 4:00 p.m.

OLD BUSINESS

Inclinometer Reading: Management informed the Board that American Geotechnical was able to find the inclinometer and has taken base line readings but will need to come back in November to take another reading as the new baseline has been established.

Low Wattage Bulbs for Street Lamps: Management provided the Board correspondence from SDGE that they will be able to provide lower wattage for our current street lamps within the next two (2) years for energy efficient lighting.

Vista Pacifica HOA- Response Backflow Issue: Management informed the Board that the neighboring HOA will permit the removal of the Pine tree affecting Villagio's backflows located on Vista Pacifica to be paid for by Villagio I and to pay for the installation of a replacement tree. Tabled

Speed Hump Installation 740/738 Via Otono: Management provided the Board bids to be reviewed. The Board directed Management to have this reviewed next year.

Street Sealing / Red Curb: Management provided the Board bids to be reviewed. The Board directed Management to have this reviewed next year.

Block Party: Scheduled for August 6 and Management still working on donations.

ATI Invoice: Management provided the final bill for repairs on Otono. Motioned, Seconded: "To approve the final invoice 8844701729-03 to be paid from G/L 3353 for slope remediation.

NEW BUSINESS

Reserve Study: Motioned, Seconded: "To approve the reserve study prepared by Reserve Data Analysis."
Approved: 3-0

Short Term Lodging: Management provided the Board with the unit regulations set forth from the City of San Clemente regarding short term lodging.

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors Meeting is scheduled for August 18, 2016 at 6:30 p.m.

ADJOURNMENT

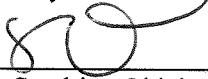
The General Session meeting adjourned at 7:35p.m.

BOARD CERTIFICATION AND APPROVAL OF MINUTES

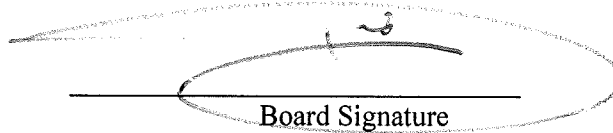
This is to certify that Villagio I at Rancho San Clemente Homeowners Association is a California Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation in good faith and with regard to the best interests of the community and 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:



Sandrine Oblak, RS



Board Signature