

Villagio I Homeowners Association  
**GENERAL SESSION MEETING MINUTES**  
**July 20, 2017**  
**San Clemente Community Center**

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**ATTENDANCE**

Board of Directors

Dan Gutierrez, President  
Bob Speidel, Vice President  
Jerry Anderson, Director at Large

Absent

Marc Ferris, Secretary  
Ashly Fox, Treasurer

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**

Jerry Anderson (Delegate) reported that at the last RSC meeting their was discussion of the recent fires, Toll Road objection and a homeless camp behind the tennis courts.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the General Session Meeting held on June 15, 2017.  
Motioned, Seconded: "To approve the June 15, 2017 General Session Meeting minutes as submitted."

**Approved: 3-0**

**FINANCIALS**

The Board reviewed the financial statement for the period ending June 30, 2017."  
Motioned, Seconded: "To accept the financial statement for the period ending June 30, 2017, subject to year-end audit."

**Approved: 3-0**

Treasurer Update: No update was provided.

**DELINQUENCY**

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

**Approved: 3-0**

**CORRESPONDENCE**

The Board reviewed and discussed homeowner correspondence received since the last Board meeting. The Board directed Management to send 703 Via Otono an updated ARC approval letter to present to the City of San Clemente as the dated issued had expired.

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, July 20, 2017. The next scheduled Landscape Walkthrough will take place on August 17, 2017 at 4:45 p.m.

**OLD BUSINESS**

Centerpoint Proposal Street Poles: Motioned, Seconded: "To approve change order proposal SR#16657 in the amount of \$5,799 to be paid from G/L 3175 to add (4) additional street sign poles to total (7) to be replaced.

**Approved: 3-0**

Street Sealing: Motioned, Seconded: "To approve proposal 110323 in the amount of \$19,108.00 for resealing the streets a sandblasting the red curbs, repainting red curbs and restriping.

**Approved: 3-0**

Mailbox Replacement Bid: Management provided the Board President with the keys to the new mailboxes and will distribute to the homeowners, once completed then Management will inform Sprint Postal to install 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**

Vista Pacifica Hedge: The Board directed Management to inform the Vista Pacifica Board that at next walkthrough they will look at the area that hedges need to be trimmed.

Membership Vote Expenditure Opposing Toll Road Project: Management provided a ballot as prepared by legal counsel to the membership to solicit an amount not to exceed \$20,000 from association funds toward the No Toll Road Project. Tabled

2016 Tax Returns: The Board Motioned, Seconded: to approve the 2016 tax returns as prepared.

**Approved: 3-0**

**NEXT BOARD OF DIRECTORS MEETING**

The next Board of Directors Meeting is scheduled for August 17, 2017 at 6:30 p.m.

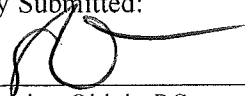
**ADJOURNMENT**

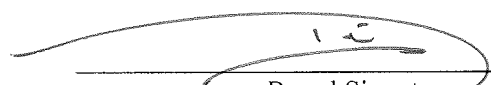
The General Session meeting adjourned at 7:21 p.m.

**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