

Villagio I Homeowners Association  
**GENERAL SESSION MEETING MINUTES**  
**Thursday, July 19, 2018**  
**San Clemente Community Center**

---

**ATTENDANCE**

Board of Directors

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

Not Present:

Ashly Fox, Treasurer

Management

Sandrine Oblak, Community Association Manager

**CALL TO ORDER**

The Meeting was called to order at 6:33p.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**

The Delegate was present and no report was provided.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the General Session Meeting held on June 21, 2018.

Motioned, Seconded: "To approve the June 21, 2018 General Session Meeting minutes as submitted."

**Approved: 4-0**

**FINANCIALS**

The Board reviewed the financial statement for the period ending June 30, 2018."

Motioned, Seconded: "To accept the financial statement for the period ending June 30, 2018, subject to year-end audit."

**Approved: 4-0**

Treasurer Update: The Treasurer was not present and no report was provided. The Board advised me to obtain additional quotes from an investment firm to look at CD Rates.

Settlement Agreement – Slope Fund: No Action

**DELINQUENCY**

The Board reviewed the delinquency matrix and not action was taken.

**CORRESPONDENCE**

The Board reviewed correspondence from an owner on Via Espirtu regarding replacing the mailbox, the Board directed Management to inform the owner that the mailbox is not in need of replacement at this time but WD40 will be sprayed in to the locks for easier function.

The Board reviewed correspondence from an owner on Via Umbroso regarding rear yard damage. The Board advised the homeowners to provide itemized proposals and the Board appointed Jerry Anderson and Dan Enright to go the backyard for a visual inspection.

#### **APPLICATIONS FOR PARKING PERMITS**

No applications were presented for review.

#### **ARCHITECTURAL**

The Board reviewed the Architectural report 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 August 16, 2018 at 4:45 p.m.

#### **OLD BUSINESS**

Entry Security System: Tabled, no action taken.

#### **NEW BUSINESS**

Previous Years Inclinometer Reports: The Board reviewed the reports and no action was taken.

Omnigraphics Proposal 5490: Motioned, Seconded: "To approve Omnigraphics proposal #5490 in the amount of \$78.50 expense for a staked "Home of the Month" sign and the winner is also to receive a \$25.00 Visa Gift Card.

**Approved: 4-0**

2017 Tax Returns Motioned, Seconded: "To approve the 2017 Tax Returns as prepared.

**Approved: 4-0**

Emergency Items: No items.

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

The next Board of Directors Meeting is scheduled for August 16, 2018 at 6:30 p.m.

#### **ADJOURNMENT**

The General Session meeting adjourned at 7:25 p.m.

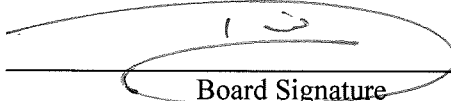
#### **BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*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:



Sandrine Oblak, RS

  
Board Signature