

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, July18, 2023
Video Tele-conference due to current COVID-19 health restrictions

Attendance

Board Members Present: Dan Gutierrez, President; Dan Enright, Treasurer; Kristen Robertson, Secretary

Absent: Bob Speidel, Vice President; Jerry Anderson, Member at Large

Also Present:

Jeff Jacobs, Community Association Manager

Kyle Merritt, Community Association Manager, Recording Secretary

Call to Order

The General Session Meeting was called to order at 6:35 p.m.

Homeowners Forum

There were no homeowners present.

Delegate Report

Jerry Anderson was not present to discuss

Minutes

The Board *MSUA the General Session Meeting Minutes held on June 20, 2023, as submitted. **(3-0)**

Financials

The Board *MSUA the Financial statements for the period ending June 30, 2023 with the exception of the Settlement and Reserve Funds **(3-0)**

Correspondence

- The Board reviewed the work order log, walk through report and correspondence.
- HOA Election Pros – The Board *MSUA the proposal for election. **(3-0)**
- Financial – The Board *MSUA to request to have a line item in the next Budget for a two (2) year repayment plan for money borrowed from the Reserve and Settlement Accounts. **(3-0)**
- Prendiville Insurance – The Board reviewed the correspondence for insurance payments
- 638 Via Umbroso – The Board reviewed the correspondence for the drain issue to be inspected by J.E.S.
- RSC Landscaping – The Board reviewed the correspondence from the Master Association for tree maintenance
- Annual Calendar – The Board reviewed

Architectural

723 Via Otono – The Board *MSUA the application for patio cover replacement. **(3-0)**

749 Via Otono – The Board *MSUD the application for exterior painting. **(3-0)**

The application does not follow color schemes approved for the community. White on white is not allowed for the community.

Landscape Report

The Landscape Walkthrough is scheduled for Thursday, August 17, 2023, at 2:00 P.M.

The general session was adjourned at 7:20 p.m.

The next general session meeting Tuesday, August 15, 2023 at 6:30 P.M.

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,

Kyle Merritt, Recording Secretary

Board Signature

*MSUA Motioned, Seconded & Unanimously Approved.

*MSA Motioned, Seconded & Approved.