

**Villagio at Ranch San Clemente Homeowners Association**  
**General Session Meeting**  
**Thursday, July 15, 2021**  
**Video Tele-conference due to current COVID-19 health restrictions**

**Attendance**

Board Members Present; Dan Gutierrez, President; Dan Enright, Treasurer; Jerry Anderson, Director at Large

Absent:

Bob Spiedel, Vice President  
Steve Weckerle, Secretary

Also Present:

Jeff Jacobs, Community Association Manager  
Amy Bergen, Recording Secretary

**Call to Order**

The General Session Meeting was called to order at 6:33 p.m.

**Homeowners Forum**

There was (5) homeowners present.

**Delegate Report**

Jerry Anderson was present. Nothing new to announce at this time.

**Minutes**

The Board \*MSUA the General Session Meeting Minutes held on June 17, 2021 as submitted. **33-0**

**Financials**

The Board \*MSUA the financial statement for the period ending June 30, 2021, pending year-end CPA review. **3-0**

The Board \*MSUA the bank statement for the periods ending June 30, 2021. **3-0**

The Board \*MSUA the Board Resolution authorizing Curtis Management Company to make transfers from the operating and reserve accounts pursuant to civil code 5380(b)(6). **3-0**

**Delinquency**

Nothing to review at this time.

**Correspondence**

The Board reviewed the work order log, violation report and homeowner correspondence.

**Application for Parking Permits:**

There were no applications to review at this time.

**Action Item list**

The Board reviewed the correspondence. No action to take at this time.

**Architectural**

There were no applications to review at this time.

## Landscape Report

The Board reviewed.

## Pending Business

1. Adoption of Parking Rules: The Board tabled until the next meeting.
2. 700 Via Otono – External remediation proposals: The Board \*MSUA the JES proposal #2216 in the amount of \$18,250.00 to be paid out of the reserve account. **3-0**
3. 708 Via Otono – Common area drain repairs: The Board \*MSUA the JES proposal to make repairs to the drainage in the amount of \$31,165.00 to be paid out of the reserve account. **3-0**

## New Business

1. Via Otono curb repair change order. The Board \*MSA the ProTec Building Services bid in the amount of \$2,693.00. **2-1** (Anderson abstained)
2. Hickey & Associates storm water and drainage easement. The Board reviewed the correspondence. No action to take at this time.
3. VP RV lot bollard installation. The Board reviewed. No action to take at this time.

**The general session was adjourned at 7:39 p.m.**

**The next general session meeting will be August 19, 2021.**

## **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,

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Amy Bergen, Recording Secretary

*Dan Gutierrez*  
Dan Gutierrez (Sep 22, 2021 16:56 PDT)

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Board Signature

\*MSUA Motioned, Seconded & Unanimously Approved.

\*MSA Motioned, Seconded & Approved.

# V1\_general\_07.15.2021

Final Audit Report


2021-09-22

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