

**Villagio I Homeowners Association
General Session
23 August 2011
San Clemente Community Center**

Attendance

Board of Directors

Dan Gutierrez, President

Dianne Lynch, Vice President *Secretary R.R.*

Seth Foerster, Treasurer

Jerry Anderson, Director

Absent

Robert Speidel, Secretary *VP, R.R.*

Management

Rose Reyes, Community Association Manager

Andrew Sheldon, Recording Secretary

Call to Order

The meeting was called to order at 6:33 PM PDT

Homeowners Forum

Homeowner asked if the pine tree blocking her view could be trimmed. She also reported an issue with weeds along the fence. Homeowner also discussed the notice she received for sorting recyclables from her neighbor's trash.

Delegate Report

No one was able to attend the Master Association meeting. Board directed Management to contact potential candidates.

Executive Session Disclosure

Management disclosed the violations and delinquencies would be discussed at the upcoming Executive Session.

Minutes

Board reviewed the meeting minutes from the General Session held 16 June 2011.

Motioned, Seconded: "To approve the June Meeting minutes as submitted."

Approved: 4-0

Financials

S. Foerster gave an overview of the Financials for the months ending 30 June 2011 and 31 July 2011. Board discussed options for operating net.

Motioned, Seconded: "To approve the financials from June and July pending yearend audit."

Approved: 4-0

Landscape

Management updated the Board on the transition walk through that was conducted with the new landscape maintenance vendor. Board reviewed a number of proposals that were discussed on the transition walkthrough from Artistic Maintenance.

Motioned, Seconded: "To approve the proposal to remove the liquidambar at 720 Nublado and 745 Otono and replace with king palms."

Approved: 4-0

Motioned, Seconded: To approve the proposal to flush cut the pines on 710 Otono and 714 Otono."

Approved: 4-0

Motioned, Seconded: "To approve the proposal to install a stainless steel enclosure by 638 Espiritu and on Calle del Cerro."

Approved: 4-0

Motioned, Seconded: "To approve the proposal to install a concrete walk near the swale by 638 Espiritu."

Approved: 3-1 (S.Forester)

Architectural

No applications were submitted for the meeting.

Manager's Report

Newsletter

Board reviewed the September Newsletter. Board directed Management to produce a Newsletter including new landscape information for October.

Correspondence

Board reviewed correspondence requesting Board address the view obstruction behind the Homeowners home. Board resolved to discuss the request during Executive Session.

Old Business

Parking

Board discussed temporary parking permit.

Motioned, Seconded: "To approve the six month temporary pass. Board to reassess the situation at the end of the six month period."

Approved: 3-1 (S. Foerster)

Board discussed recent tows. Board directed Management to investigate the reasons behind the tow.

Motioned, Seconded: "To instruct tow company to notice the Board when a vehicle reaches two violations so the Board can pre-authorize a tow."

Approved: 4-0

New Business

Maintenance

Homeowner asked Management to direct Homeowners with large, leafy trees to trim their trees away from the gutters.

Budget Preparation

Board reviewed Reserve Study proposals from Barrera & Company and RDO.

Motioned, Seconded: "To approve the proposal from RDO for a full Level I Reserve Study."

Approved: 4-0

Asphalt and Concrete Repair

Board reviewed proposals for asphalt repairs. Board resolved to table proposals until the next meeting.

Security Cameras

Board reopened discussion on security cameras. S. Foerster to look into security cameras for the next meeting

Adjournment

The meeting was adjourned at 8:14 PM PDT.

BOARD CERTIFICATION AND APPROVAL OF MINUTES:

This is to certify that Villagio I 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:



Andrew Sheldon
Recording Secretary

