

*Villagio I Homeowners Association*

16 August 2012

General Session

San Clemente Community Center

**Attendance**

Board of Directors

Dan Gutierrez, President

Seth Foerster, Treasurer

Jerry Anderson, Director

Absent

Bob Speidel, Vice President

Dianne Lynch, Secretary

Management

Karrie Daugherty, Community Association Manager

Andrew Sheldon, Recording Secretary

**Call to Order**

The meeting was called to order at 6:57 PM.

**Homeowner Forum**

Five (5) Homeowners were present. Topics discussed include drain clearing and v-ditch maintenance.

**Delegate Report**

Representative was not at the recent Master Association Meeting.

**Board Organization**

Motioned, Seconded: "To keep positions the same as the previous term."

**Approved: 3-0**

**Meeting Minutes**

Board reviewed the meeting from the Board of Directors meeting held 19 July 2012.

Motioned, Seconded: "To approve the July Meeting Minutes as submitted."

**Approved: 3-0**

**Financials**

Board reviewed the Financial Statements from the month ending 31 July 2012.

Motioned, Seconded: "To approve the July Financials pending yearend audit."

**Approved: 3-0**

Motioned, Seconded: "To write off the balance of the unaccounted for Bank of Orange County account."

**Approved: 3-0**

**Landscape**

Board reviewed the Monthly Maintenance Reports from Artistic Maintenance.

Board reviewed proposal from Artistic to remove a Eucalyptus tree at 626 Espirtu.

Motioned, Seconded: "To approve the tree removal proposal from Artistic."

**Approved: 3-0**

Board reviewed slope irrigation upgrade proposals from Artistic Maintenance. Board resolved to table approval until drainage issue is addressed.

**Maintenance**

Board reviewed the updated Work Order Report provided by Management.

**Architectural**

Board reviewed Architectural Applications from 760 Via Otono to replace front yard and back yard landscaping and the backyard fence.

Motioned, Seconded: "To approve the applications from 760 Via Otono provisionally. Homeowner must submit further details on each project prior to receiving formal approval."

**Approved: 3-0**

**Correspondence**

Board reviewed correspondence received by Management regarding slope maintenance.

**Delinquency**

Motioned, Seconded: "To approve filing a lien against parcel 930-074-38."

**Approved: 3-0**

**New Business**

Board reviewed proposals for sidewalk repair at 720 Nublado from Quickel and QPM.

Motioned, Seconded: "To approve the proposal from Quickel."

**Approved: 3-0**

**Adjournment**

The meeting was adjourned at 7:46 PM.

**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:

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Andrew Sheldon  
Recording Secretary

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Board Signature