

**Villagio at Ranch San Clemente Homeowners Association**  
**General Session Meeting**  
**Tuesday, August 15, 2023**  
**Video Tele-conference**

**Attendance**

Board Members Present: Dan Gutierrez, President; Dan Enright, Treasurer; Kristen Robertson, Secretary; Jerry Anderson, Member at Large

Absent: Bob Speidel, Vice President;

Also Present:

Kyle Merritt, Community Association Manager, Recording Secretary

**Call to Order**

The General Session Meeting was called to order at 6:37 p.m.

**Homeowners Forum**

There were two homeowners present.

**Delegate Report**

Jerry Anderson was present. Nothing to report.

**Minutes**

The Board \*MSUA the General Session Meeting Minutes held on July 18, 2023, as submitted. **(4-0)**

**Financials**

The Board \*MSUA the Financial statements for the period ending July 31, 2023 with the exception of the settlement and reserve funds **(4-0)**

The treasure inquired to inspect Tyler Lighting check #6226.

**Correspondence**

- The Board reviewed the work order log, walk through report and correspondence.
- Architectural Guidelines: The Board reviewed the request to modify the community Architectural Modification Guidelines and color schemes. The Board inquired to set to a homeowner vote to amend rules or to maintain guidelines as is.
- 642 Via Umbroso – Parking Request: The Board reviewed and tabled the request to allow street parking for homeowner due to a boat stored in the garage. Management to review parking rules.
- Irrigation Proposals for Slope: The Board reviewed the proposals provided. The Board \*MSUA the proposal from South Coast Gardening \*Not to Exceed \$11,000.00 amount proposed. **(4-0)** *To be paid from GL 3120, Reserve Account.*

**Architectural**

747 Via Otono – The Board tabled the application for courtyard renovations and fence enhancement. The homeowner needs to provide specifications, dimensions and existing fence for the planned modification.

701 Via Otono – The Board \*MSUA the application for solar installation. **(4-0)**

**Landscape Report**

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

**The general session was adjourned at 7:34 p.m.**

**The next general session meeting Tuesday, September 19, 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,

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Kyle Merritt, Recording Secretary

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Board Signature

\*MSUA Motioned, Seconded & Unanimously Approved.

\*MSA Motioned, Seconded & Approved.