

Villagio I Homeowners Association  
**GENERAL SESSION MEETING MINUTES**  
**August 18, 2016**  
**San Clemente Community Center**

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**ATTENDANCE**

Board of Directors

Dan Gutierrez, President  
Bob Speidel, Vice President  
Justin Brown, Secretary  
Jerry Anderson, Director at Large – joined at 6:52pm

Absent

Ashly Fox, Treasurer

Management

Sandrine Oblak, Community Association Manager

**CALL TO ORDER**

The Meeting was called to order at 6:41 p.m.

**EXECUTIVE SESSION DISCLOSURE**

Management informed the membership about what was discussed at the prior Executive Session Meeting, including the approval of minutes, member discipline and Legal Correspondence.

Management announced that Gerald Anderson, Justin Brown, Ashly Fox, Dan Gutierrez and Bob Spiedel have met the requirements to serve and were elected to the Board of Directors at the Annual Meeting on July 21, 2016.

**HOMEOWNER FORUM**

No homeowners were present.

**DELEGATE REPORT**

No report.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the General Session Meeting held on July 21, 2016.  
Motioned, Seconded: "To approve the July 21, 2016 General Session Meeting minutes as submitted."

**Approved: 3-0**

**FINANCIALS**

The Board reviewed and approved the financial statement for the period ending July 31, 2016. "Motioned, Seconded: "To approve the July 31<sup>st</sup> financials subject to year-end audit." **Approved: 3-0**

The Treasurer was not present to provide an update on the status of investments for Wells Fargo Settlement Account.

**DELINQUENCY**

The Board reviewed the delinquency matrix. Motioned, Seconded: " To approve CLA to proceed with foreclosure against account V1-VL113-3. **Approved: 3-0**

**CORRESPONDENCE**

The Board reviewed and discussed the August 2016 violation report and correspondence that occurred since the last Board meeting. No action taken.

\* Jerry Anderson – arrived 6:52 pm

Paving to contact Board Member Gerry Anderson for direction and discussion of speed hump and previous work completed to the property.” **Approved: 4-0**

### **ARCHITECTURAL**

The Board reviewed architectural application 4557. Motioned, Seconded: “To ratify application 4557 to install a new air conditioning unit as submitted on the application.” **Approved: 4-0**

### **LANDSCAPE REPORT**

The Landscape Walkthrough took place prior to the meeting on Thursday, August 18, 2016. The next scheduled Landscape Walkthrough will take place on September 15, 2016 at 4:00 p.m.

### **OLD BUSINESS**

Vista Pacifica HOA- Response Backflow Issue: Management informed the Board that the neighboring HOA will permit the removal of the Pine tree affecting Villagio’s backflows located on Vista Pacifica to be paid for by Villagio I and to pay for the installation of a replacement tree. Motioned, Seconded: “To approve Top Notch in the amount of \$775.00 to remove the Pine tree on Calle del Cerro that is affecting the backflow.” Management to inform Vista Pacifica HOA of the Board’s decision and request to be placed on the next meeting agenda. **Approved: 4-0**

Mailbox Installation: Management informed the Board that once keys have been distributed to homeowners then the new mailboxes would be installed.

### **NEW BUSINESS**

Budget Preparation: Management provided a working copy of the 2016-2017 budget for their review. The budget will be placed on the agenda for approval at the next Board meeting.

South Coast Gardening Proposal: Motioned, Seconded: “To approve the proposal to replant the left and right entry way of community in the amount of \$990.00.”

**Approved: 4-0**

South Coast Gardening Proposal: Motioned, Seconded: “To approve the proposal to remove the Italian Cypress and Rahaphiolepis at the entry corner and remove stumps at Via Otono in the amount of \$840.00.”

**Approved: 4-0**

### **NEXT BOARD OF DIRECTORS MEETING**

The next Board of Directors Meeting is scheduled for September 15, 2016 at 6:30 p.m.

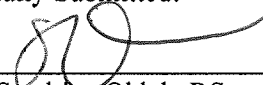
### **ADJOURNMENT**


The General Session meeting adjourned at 7:33p.m.

### **BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*This is to certify that Villagio I 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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Sandrine Oblak, RS

  
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Board Signature