

Villagio I Homeowners Association  
**GENERAL SESSION MEETING MINUTES**  
**Thursday, August 16, 2018**  
**San Clemente Community Center**

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**ATTENDANCE**

Board of Directors

Dan Gutierrez, President  
Bob Speidel, Vice President  
Jerry Anderson, Secretary  
Ashly Fox, Treasurer

Not Present:

Dan Enright, Director at Large

Management

Sandrine Oblak, Community Association Manager

**CALL TO ORDER**

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

**EXECUTIVE SESSION DISCLOSURE**

Management informed the membership about what was discussed at the prior Executive Session Meeting, including the approval of minutes, delinquency report, member discipline and legal correspondence.

**HOMEOWNER FORUM**

No homeowners were present.

**DELEGATE REPORT**

The Delegate was present and no report was provided.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the General Session Meeting held on July 19, 2018.  
Motioned, Seconded: "To approve the July 19, 2018 General Session Meeting minutes as submitted."

**Approved: 4-0**

**FINANCIALS**

The Board reviewed the financial statement for the period ending July 31, 2018."  
Motioned, Seconded: "To accept the financial statement for the period ending July 31, 2018, subject to year-end audit."

**Approved: 4-0**

Treasurer Update: The Treasurer advised the Association will be getting ready to rollover CD's shortly and will advise the Wells Fargo Advisor.

Settlement Agreement – Slope Fund: No Action

**DELINQUENCY**

The Board reviewed the delinquency matrix and no action was taken.

**CORRESPONDENCE**

The Board reviewed correspondence from an owner regarding the landscapers blowing leaves and debris and a request for the Association to pay for reimbursement of yard work or cover the cost of installation of turf

The Board reviewed correspondence from an owner on Via Umbroso regarding rear yard damage. The Board advised the homeowners to provide itemized proposals and the Board appointed Jerry Anderson and Dan Enright to go the backyard for a visual inspection.

#### **APPLICATIONS FOR PARKING PERMITS**

No applications were presented for review.

#### **ARCHITECTURAL**

The Board reviewed the Architectural report and no action was taken.

#### **LANDSCAPE REPORT**

The Landscape Walkthrough was prior to the Board Meeting. The next scheduled Landscape Walkthrough will take place on September 21, 2018 at 4:45 p.m.

#### **OLD BUSINESS**

Entry Security System: Tabled, no action taken.

Backyard repair Via Umbroso: Motioned, Seconded: "To deny the request for the Association to pay for backyard repairs."

**Approved: 4-0**

#### **NEW BUSINESS**

Eucalyptus Tree Trimming: Management will obtain a bid for the Eucalyptus tree trimming.

Security Camera Poll: Motioned, Seconded: "To have Management mail a poll to seek if membership is interested in this expense and to provide poll results at the next Board Meeting.

**Approved: 4-0**

Investment Firm: The Board reviewed correspondence from Merrill Lynch regarding their services and the Board Motioned, Seconded: "To not approve changing investment firms at this time."

**Approved: 4-0**

Year End Audit and 2018 Tax Returns: Motioned, Seconded: "To approve the proposal from Inouye, Shively & Klatt CPA's in the amount of \$975.00 to provide the audit and 2018 tax returns.

**Approved: 4-0**

Emergency Items: No items.

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

The next Board of Directors Meeting is scheduled for September 21, 2018 at 6:30 p.m.

#### **ADJOURNMENT**

The General Session meeting adjourned at 7:20 p.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