

**Villagio at Ranch San Clemente Homeowners Association**  
**General Session Meeting**  
**Thursday, August 19, 2021**  
**Video Tele-conference due to current COVID-19 health restrictions**

**Attendance**

Board Members Present; Dan Gutierrez, President; Bob Spiedel, Vice President; Dan Enright, Treasurer; Jerry Anderson, Director at Large; Steve Weckerle, Secretary

Also Present:

Jeff Jacobs, Community Association Manager  
Amy Bergen, Recording Secretary

**Call to Order**

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

**Homeowners Forum**

There was (5) homeowners present.

**Delegate Report**

Jerry Anderson was present. Nothing new to announce at this time.

**Minutes**

The Board \*MSUA the General Session Meeting Minutes held on July 15, 2021 as submitted. **5-0**

**Financials**

The Board \*MSUA the financial statement for the period ending July 31, 2021, pending year-end CPA review. **5-0**

The Board \*MSUA the bank statement for the periods ending July 31, 2021. **5-0**

The Board \*MSUA the Board Resolution authorizing Curtis Management Company to make transfers from the operating and reserve accounts pursuant to civil code 5380(b)(6). **5-0**

**Delinquency**

Nothing to review at this time.

**Correspondence**

The Board reviewed the work order log, violation report and homeowner correspondence.

**Application for Parking Permits:**

There were no applications to review at this time.

**Action Item list**

The Board reviewed the correspondence. No action to take at this time.

**Architectural**

**644 Via Umbroso**- The Board \*MSUA the application to replace the 8 windows and 3 doors as submitted. **5-0**

**722 Via Nublado** – The Board \*MSA the application to install driveway pavers as submitted. **(4-1 Anderson abstained)**

**Landscape Report**

The Board reviewed.

**Pending Business**

1. Adoption of Parking Rules: The Board \*MSUA the Parking Rules with the amendment of the 5 homes. Of the 5 homes that have the short driveways, the homeowner will receive 2 parking passes at no cost with 1 car in the garage. Any additional parking passes requested; payment will be required. **5-0**

**New Business**

1. Reserve Study. The Board \*MSUA the reserve study as drafted by Reserve Data Analysis. **5-0**

**The general session was adjourned at 7:54 p.m.**

**The next general session meeting TBD**

**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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Amy Bergen, Recording Secretary

*Dan Gutierrez*  
Dan Gutierrez (Sep 22, 2021 16:56 PDT)

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Board Signature

\*MSUA Motioned, Seconded & Unanimously Approved.

\*MSA Motioned, Seconded & Approved.

# V1\_general\_08.19.2021

Final Audit Report


2021-09-22

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