

Villagio I Homeowners Association

General Session

15 September 2011

San Clemente Community Center

Attendance

Board of Directors

Dan Gutierrez, President

Bob Spiedel, Vice President

Seth Foerster, Treasurer

Jerry Anderson, Director

Absent

Dianne Lynch, Secretary

Management

Rose Reyes, Community Association Manager

Andrew Sheldon, Recording Secretary

Call to Order

The meeting was called to order at 6:36 PM PDT

Homeowners Forum

Homeowner asked Board about the status of his view obstruction claim. Management confirmed that a draft of the letter is currently being reviewed by the Master Association Manager.

Leno volunteered to fill in as Landscape Chairmen until another candidate can be found.

Delegate Report

No representative was available for the Master Association Meeting.

Meeting Minutes

Board reviewed the Meeting Minutes from the meeting held 23 August 2011.

Motioned, Seconded: "To approve the August Meeting Minutes with the correction that B. Spiedel is Vice President and D. Lynch is Secretary."

Approved: 4-0

Financials

Board reviewed the financials from the month ending 31 August 2011. S. Foerster reported that a tax refund was received and insurance was paid.

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

Approved: 4-0

Landscape

Landscape walkthrough was conducted 15 September 2011. D. Gutierrez reported that a list has been compiled of locations for sod replacement.

D. Gutierrez reported that he had heard a voicemail from the owner of 716 Nublado allowing the removal of the liquidambar and replacing it with a king palm.

Motioned, Seconded: "To approve the removal of the liquidambar at 716 Nublado and replacing it with a king palm."

Approved: 4-0

Board discussed action in regards to unauthorized tree cutting on Espiritu Slope. Board directed Management to obtain a quote from Artistic on replacing and upgrading the area.

Architectural

D. Gutierrez reported that 720 Otono has been painted and with thusly not be fined.

Management Report

Newsletter

Board reviewed the September Newsletter. Board directed Management to include an article about power outage preparedness.

Action List

Board reviewed Management Action List.

Correspondence

Board reviewed correspondence from Homeowner regarding parking on Via Espiritu.

Parking

Management reported that Patrol One is not amendable to reporting tows prior to towing a vehicle.

Motioned, Seconded: "To explore other options for patrol companies."

Approved: 4-0

Tree Trimming

Management confirmed that Vista Pacifica has not taken action to trim the large pines hanging over onto Villagio property. Board resolved to contact Master Association regarding issue.

Concrete

Board reviewed proposal from Quickel to repair concrete near storm drain.

Motioned, Seconded: "To approve the proposal from Quickel \$3685.00."

Board reviewed proposal from Quickel to removed failed asphalt and patch. Board directed Management to obtain a proposal to replace and relay 1" of asphalt throughout the community.

Board reviewed proposal by Quickel to lay pavers or stamped concrete at entrance.

Motioned, Seconded: "To approve the proposal for pavers."

Approved: 4-0

Landscape Maintenance

Board approved final payment to South Coast Landscape.

Lighting Contract

Management confirmed that the lighting contract is quarterly and would provide the contract for the Board to review at the next meeting.

Security Camera

Board discussed difficulties in installing a security camera at the front entryway. Complications include powering the camera and storing the data from the camera.

Adjournment

The meeting was adjourned to Executive Session at 7:48 PM PDT.

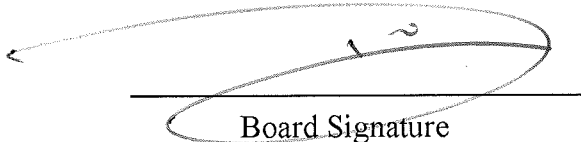
BOARD CERTIFICATION AND APPROVAL OF MINUTES:

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:



Andrew Sheldon
Recording Secretary


Board Signature