

**VILLAGIO I HOMEOWNERS ASSOCIATION**  
**General Session Meeting Minutes**  
**September 17, 2015**  
**San Clemente Community Center**

**Attendance**

Board of Directors

Dan Gutierrez, President  
Jerry Anderson, Director  
Dianne Lynch, Secretary

**Absent:**

Bob Speidel, Vice President  
Seth Forester, Treasurer

Management

Dorian Jackson, Community Association Manager  
Jenna Campbell, Recording Secretary

**Call to Order**

The meeting was called to order at 6:44 PM.

**Executive Session Disclosure**

The following items were reviewed/discussed at the previous Executive Session Meeting: approval of minutes, delinquencies, member discipline, correspondence, violation report and delinquency matrix.

**Homeowner Open Forum**

No homeowners were in attendance.

**Minutes**

Board reviewed the meeting minutes from the General Session Meeting held on August 20, 2015.

Motioned, Seconded: "To approve the August 20, 2015 General Session Meeting minutes."  
**Approved: 3-0**

**Financials**

Board reviewed the June 30, 2015 financial report.

Motioned, Seconded: "To accept the June 30, 2015 financial report, pending year end audit."  
**Approved: 3-0**

**Delinquency**

Board reviewed the delinquency report.

APN #930-074-84

Motioned, Seconded: "To file a lien on the property."  
**Approved: 3-0**

**Management Report**

Board reviewed the correspondence from Vista Pacifica HOA regarding removal of two (2)

Aleppo Pines which are close to the back flow system. Board directed management to contact the City of San Clemente to see if the backflow system can be relocated.

**Landscaping**

Board discussed landscape concerns.

**Walkthrough Report**

Board reviewed the walkthrough report.

**Action Item List**

Board reviewed the action item list.

**Work Order Report**

Board reviewed the work order report.

**Security Patrol Report**

Board reviewed the security report from Patrol One.

**Animal Pest Management/Termite Notification**

Board reviewed correspondence from Animal Pest Management Services.

**Previous Business**

Annual Meeting

Motioned, Seconded: "To approve Curtis Management Company as the Inspector of Elections."

**Approved: 3-0**

Board agreed to hold the Annual Meeting as well as the General Session Meeting for the month of October.

**New Business**

Board tabled the 2016 draft budget.

**Next Meeting**

The next meeting will be held on October 15, 2015 at 6:30 PM at the San Clemente Community Center.

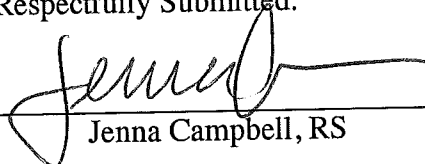
**Adjournment**

The meeting adjourned at 7:45 PM.

**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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Jenna Campbell, RS

  
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Board Signature