

Villagio I Homeowners Association  
**GENERAL SESSION MEETING MINUTES**  
**September 21, 2017**  
**San Clemente Community Center**

---

**ATTENDANCE**

Board of Directors

Dan Gutierrez, President  
Bob Speidel, Vice President - arrived 6:46 pm  
Jerry Anderson, Secretary – arrived 6:43 pm  
Dan Enright, Director at Large

Not Present

Ashly Fox, Treasurer

Management

Sandrine Oblak, Community Association Manager

**CALL TO ORDER**

The Meeting was called to order at 6:30 p.m.

**ELECTION RESULTS**

The following homeowners were elected to serve on the Board for a term of one year.

Dan Gutierrez	Bob Spiedel
Jerry Anderson	Ashly Fox
Dan Enright	

**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**

No report.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the General Session Meeting held on August 17, 2017.  
Motioned, Seconded: "To approve the August 17, 2017 General Session Meeting minutes as submitted."

**Approved: 3-0**

**Gerry Anderson – 6:43pm**

**FINANCIALS**

The Board reviewed the financial statement for the period ending August 31, 2017."

Motioned, Seconded: "To accept the financial statement for the period ending August 31, 2017, subject to year-end audit."

**Approved: 4-0**

Treasurer Investment Update: No updated provided.

## **DELINQUENCY**

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

## **CORRESPONDENCE**

The Board reviewed and discussed homeowner correspondence received since the last Board meeting.

## **APPLICATIONS FOR PARKING PERMITS**

No applications to review at this time.

## **ARCHITECTURAL**

The Board reviewed application 5698 and unanimously approved to deny the application for a front yard gate as more detailed specs are needed in addition to a larger size rendering of the proposed improvement.

**Denied: 4-0**

## **LANDSCAPE REPORT**

The Landscape Walkthrough took place prior to the meeting on Thursday, September 21, 2017. The next scheduled Landscape Walkthrough will take place on October 19, 2017 at 4:45 p.m.

## **OLD BUSINESS**

Street Sealing: Management informed the Board that a notice was sent to membership that Quickel Paving will be street sealing on the following dates November 6, 9, and 13 along with a map.

Vista Pacifica Hedge: The Board reviewed correspondence from the neighboring Vista Pacifica HOA requesting that Villagio trim the bushes on the slope to fence height. The Board Motioned, Seconded to approve the trimming of the hedges on the slope affecting Vista Pacifica homeowners.

**Approved: 4-0**

## **NEW BUSINESS**

Drain area 718 / 720 Via Umbroso: The Board reviewed correspondence from Doheny Plumbing about the drain repair. The Board Motioned, Seconded to approve SouthCoast Gardening to make the repair to the drain.

**Approved: 4-0**

Landscape- Turf Audit: The Board reviewed the irrigation audit performed by SouthCoast Gardening and directed Management to send out correspondence to each owner on the list informing the owners to address their irrigation and watering.

Garage Sale Date: The Board Motioned, Seconded to approve October 14, 2017 for the Community Garage Sale and Management to send a mailer to membership.

**Approved: 4-0**

Villagio Tree Management Slope- VP Owner: The Board Motioned, Seconded to approve the trimming of the Pine trees to be performed by Top Notch Tree Trimming and paid for by Cat Carmichael.

**Approved: 4-0**

Board to review / approve #5393 Eucalyptus Tree Trimming: The Board Motioned, Seconded to approve proposal 5393 Provided by Top Notch Tree Service in the amount of \$1,350.00.

**Approved: 4-0**

Board to review / approve #5394 Carrotwood Tree Trimming: The Board Motioned, Seconded to approve proposal 5392 Provided by Top Notch Tree Service in the amount of \$2,925.00 but to exclude 634 Via Espiritu.

**Approved: 4-0**

Board to review / approve #5395 Pine Tree – Via Otono: The Board Motioned, Seconded to approve proposal 5395 Provided by Top Notch Tree Service in the amount of \$300.00 to trim the Pine tree at 716 Via Otono.

**Approved: 4-0**

Board to review / approve No Trespassing Signage: The Board tabled.

Board to review / approve SR #1750 for street signs: The Board Motioned, Seconded to approve SR #17350 in the amount of \$1,110.00 from Centerpoint for new street signs.

**Approved: 4-0**

San Clemente Tennis Club Revitalization Project: The Board reviewed the correspondence provided and no action taken.

**NEXT BOARD OF DIRECTORS MEETING**

The next Board of Directors Meeting is scheduled for October 19, 2017 at 6:30 p.m.

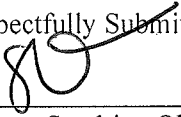
**ADJOURNMENT**

The General Session meeting adjourned at 7:26 p.m.

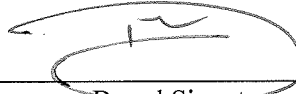
**BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*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:



\_\_\_\_\_  
Sandrine Oblak, RS



\_\_\_\_\_  
Board Signature