

Villagio I Homeowners Association  
**GENERAL SESSION MEETING MINUTES**  
**Thursday, September 20, 2018**  
**San Clemente Community Center**

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**Organizational Meeting**

**CALL TO ORDER**

The Organizational meeting was called to order at 7:08 pm

**Organizational Meeting:**

Motioned, Seconded and unanimously approved:” To appoint Dan Gutierrez , as Board President.”

Motioned, Seconded and unanimously approved:” To appoint Bob Speidel, as Vice President.”

Motioned, Seconded and unanimously approved:” To appoint Jerry Anderson, as Secretary.”

Motioned, Seconded and unanimously approved:” To appoint Dan Enright as Treasurer.”

Motioned, Seconded and unanimously approved:” To appoint Steve Weckerle as Director.”

**ADJOURNMENT**

The Organizational meeting adjourned at 7:10 p.m.

**ATTENDANCE**

Board of Directors

Dan Gutierrez, President

Bob Speidel, Vice President

Jerry Anderson, Secretary

Dan Enright, Treasurer

Steve Weckerle, Director at Large

Management

Sandrine Oblak, Community Association Manager

**CALL TO ORDER**

The Meeting was called to order at 7:10 p.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 updated the Board that toll road project is pushing through and that homeowners can check the Master Association website for updates and owners.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the General Session Meeting held on August 16, 2018.

Motioned, Seconded: “To approve the July 19, 2018 General Session Meeting minutes as submitted.”

**Approved: 5-0**

**FINANCIALS**

The Board reviewed the financial statement for the period ending August 31, 2018.”

Motioned, Seconded: “To accept the financial statement for the period ending August 31, 2018, subject to year-end audit.”

**Approved: 5-0**

Treasurer Update: The Treasurer advised the Association will be getting ready to rollover CD’s shortly and will advise the Wells Fargo Advisor. Management will provide the Treasurer’s contact information to Wells Fargo Investment Advisor.

Settlement Agreement – Slope Fund: No Action

### **DELINQUENCY**

The Board reviewed the delinquency matrix and not action was taken.

### **CORRESPONDENCE**

The Board reviewed correspondence from an owner regarding the inclinometer readings and the Board directed Management to contact legal counsel to prepare a response.

### **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 October 18, 2018 at 4:45 p.m.

### **OLD BUSINESS**

Security Camera Poll: Tabled, no action taken.

Entry Security System: Tabled, no action taken.

Eucalyptus Tree Trimming: Motioned, Seconded: “To approve proposal 5393 from Top Notch Tree service trim the Eucalyptus trees and (1) Palm Tree on Via Otono.”

**Approved: 5-0**

### **NEW BUSINESS**

The Board reviewed correspondence from the Master Association regarding mosquito abatement. No action was taken.

Emergency Main line water repair: Motioned, Seconded: “To ratify the main line water repair at Via Espiritu not to exceed \$1200.00.

**Approved: 5-0**

2019 Budget: Motioned, Seconded: “To approve the 2019 budget as presented and no increase to the dues.

**Approved: 5-0**

Annual Halloween Party: Motioned, Seconded: “To approve \$500.00 for the annual Halloween party, Management to provide the check to Board President.

**Approved: 5-0**

Emergency Items: No items.

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

The next Board of Directors Meeting is scheduled for October 18, 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