

Villagio I Homeowners Association  
**GENERAL SESSION MEETING MINUTES**  
**Thursday, September 19 2019**  
**San Clemente Community Center**

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**ATTENDANCE**

Board of Directors  
Dan Gutierrez, President  
Bob Speidel, Vice President  
Steve Weckerle, Secretary  
Jerry Anderson, Director at Large

Not Present

Dan Enright, Treasurer

Management

Sandrine Oblak, Community Association Manager

**Organizational Meeting**

**CALL TO ORDER**

The Organizational meeting was called to order at 6:30 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 Dan Enright as Treasurer."  
Motioned, Seconded and unanimously approved: " To appoint Steve Weckerle as Secretary."  
Motioned, Seconded and unanimously approved: " To appoint Jerry Anderson, as Director."

**ADJOURNMENT**

The Organizational meeting adjourned at 6:35 p.m.

**CALL TO ORDER**

The Meeting was called to order at 6:35 p.m.

**ELECTION RESULTS**

August 20, 2019:                   \*       Gerald Anderson (27)  
  \*       Dan Enright (33)  
  \*       Dan Gutierrez (39)  
  \*       Robert Speidel (38)  
  \*       Steve Weckerle (30)  
  \*       Gerald Anderson – Delegate to the Master Association

**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**

One (1) homeowners were present.

## DELEGATE REPORT

No report/

## MEETING MINUTES

The Board reviewed the meeting minutes from the General Session Meeting held August 15, 2019.

Motioned, Seconded: "To approve the August 15, 2019 General Session Meeting minutes as submitted."

**Approved: 4-0**

## FINANCIALS

The Board reviewed the financial statement for the period ending August 31, 2019 and June bank reconciliations."

Motioned, Seconded: "To accept the financial statement for the period ending August 31, 2019, subject to year-end audit and approval of July 2019 correlating bank reconciliations. "

**Approved: 4-0**

Wells Fargo investment account funds: Tabled

## DELINQUENCY

The Board reviewed the delinquency report, no action.

## CORRESPONDENCE

The Board reviewed correspondence from homeowners and no action was taken.

## APPLICATIONS FOR PARKING PERMITS

The Board reviewed applications and granted permits to those that followed the criteria.

## ARCHITECTURAL

The Board reviewed the ARC log 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 15, 2019 at 4:30 p.m.

## OLD BUSINESS

Drainage Easement Via Otono Project: The Board unanimously approved SouthCoast Gardening proposal in the amount of \$3,556.00 for 1250 sq. ft. of sod and 16-1 gallon shrubs Via Otono.

**Approved: 4-0**

Stucco Wall Project: The Board directed Management to contact a cement wall contractor to for a bid to reinforce the wall on Via Espiritu.

**Approved: 4-0**

Exterior Paint Colors: Tabled

Budget 2020: Tabled

## NEW BUSINESS

Homeless Shelter Correspondence: The Board reviewed correspondence and no action was taken.

Halloween Party: The Board unanimously approved \$300.00 from g/l 5121 to Dan G. for community Halloween Party.

**Approved: 4-0**

Earthquake Renewal Policy: The Board unanimously approved Prendiville Insurance Agency proposal for earthquake renewal in the amount of \$15,618.80.00

**Approved: 4-0**

Emergency Items: The Board unanimously approved to have the Garage Sale scheduled for October 19, 2019.

**NEXT BOARD OF DIRECTORS MEETING**

The next Board of Directors Meeting is scheduled for October 15, 2019 at 6:30 p.m.

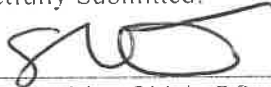
**ADJOURNMENT**

The General Session meeting adjourned at 7:34 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