

**Villagio at Ranch San Clemente Homeowners Association  
General Session Meeting  
Tuesday, September 19, 2023  
Video Tele-conference**

**Attendance**

Board Members Present: Dan Gutierrez, President; Bob Speidel, Vice President; Dan Enright, Treasurer; Jerry Anderson, Member at Large

Absent: Kristen Robertson, Secretary

Also Present:

Kyle Merritt, Community Association Manager, Recording Secretary

**Call to Order**

The General Session Meeting was called to order at 6:32 p.m

**Homeowners Forum**

There were two homeowners present.

**Delegate Report**

Jerry Anderson was present. Nothing to report.

**Minutes**

The Board \*MSUA the General Session Meeting Minutes held on August 22, 2023, as submitted. (3-0), Speidel abstained.

**Financials**

The Board \*MSUA the Financial statements for the period ending August 31, 2023 with the exception of the settlement and reserve funds (4-0)

The Board \*MSUA to increase the Association dues to \$216.00 monthly, a 20% increase (\$36.00) for the 2024 fiscal year budget to be proposed. (4-0)

The Board requested to include detailed explanation of increase in the Budget cover letter.

The Board reviewed and accepted the Keystone Strongroom platform and to designate the President, Vice President and Treasurer as approvers and reviewers.

**Annual**

The Board reviewed the Candidacy Form to be mailed out by HOA Election Professionals.

**Administrative**

The Board reviewed the management reports for August 2023.

**Architectural**

632 Via Umbroso – The Board \*MSUD the application for front yard modifications. (4-0)

632 Via Umbroso – The Board \*MSUA the application for solar installations. (4-0)

728 Via Nublado– The Board \*MSUD the application for exterior painting. (4-0)

715 Via Otono – The Board \*MSUD the application for exterior painting and relief line removal. (4-0)

**Architectural**

The Board discussed the Villagio 1 Architectural Guidelines and Paint Schemes.

The Board \*MSUA for Management to draft an Architectural compliance letter for homeowners to correct to guidelines within 12 months pending Board approval of the letter. (4-0)

**Correspondence**

The Board reviewed the work order log, walk through report and correspondence.

**Landscape Report**

The Landscape Walkthrough is scheduled for Thursday, October 19, 2023, at 2:00 P.M.

**The general session was adjourned at 7:55 p.m.**

**The next general session meeting Tuesday, October 17, 2023 at 6:30 P.M.**

**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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Kyle Merritt, Recording Secretary

  
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Board Signature

\*MSUA Motioned, Seconded & Unanimously Approved.  
\*MSA Motioned, Seconded & Approved.