

Villagio I Homeowners Association

General Session

18 October 2012

San Clemente Community Center

Attendance

Dan Guterrez, President

Bob Speidel, Vice President

Dianne Lynch, Secretary

Seth Forester, Treasurer

Jerry Anderson, Director

Management

Karrie Daugherty, Community Association Manager

Call to Order

The meeting was called to order at 6:39 PM.

Show Cause Hearings

620 Via Espiritu attended the meeting to discuss the open violation with the Association.

Homeowners Forum

Homeowners discussed the following topics: driveway conditions, asphalt conditions, v-ditch concerns, rodent activity and future monument readings.

Delegate Report

The Association's delegate was not present at the last Master Association meeting.

Executive Session Disclosure

Board announced that hearings, delinquencies, and legal issues were discussed at the previous Executive Session.

Meeting Minutes

Board reviewed the Meeting Minutes from the Board of Directors Meeting held 24 September 2012.

Motioned, Seconded: "To approve the September Meeting Minutes as submitted."

Approved: 5-0

Financials

Board reviewed the Financials for the month ending September 2012. Board raised concerns regarding the water bill (irrigation).

Motioned, Seconded: "To table the September Financials for management to investigate the water bill."

Approved: 5-0

Landscape

Board reviewed the September Walkthrough Notes provided by Management and Artistic Maintenance. Board concurred to communicate concerns regarding the sod plantings throughout the Association with the landscaping company.

Board reviewed proposals submitted by Artistic Maintenance for irrigation and plantings for the slope.

Board tabled all proposals.

Architectural

Board reviewed the most recent Architectural Report submitted by management.

Board reviewed and discussed the proposal submitted (without an application) for planter modifications by 722 Via Nublado.

Motioned, Seconded: "For management to send a follow up letter to the owner requesting that an Architectural Application be submitted for the exterior modifications."

Approved: 5-0

Correspondence

Board reviewed correspondence from American Geotechnical regarding the inclinometer (in the backyard of 638 Via Umbroso) monitoring.

Motioned, Seconded: "For management to contact American Geotechnical to have the inclinometer read."

Approved: 5-0

Motioned, Seconded: "To have the Geotechnical maps converted to 8 x 11" size."

Approved: 5-0

Reserve Study

Board reviewed the most recent Reserve Study submitted by Reserve Data Analysis.

Motioned, Seconded: "To table the approval of the Reserve Study."

Approved: 5-0

2013 Budget

Board reviewed and discussed the 2013 Budget submitted by management.

Motioned, Seconded: "To table the 2013 Budget."

Approved: 5-0

Adjournment

The meeting was adjourned at 8:05 PM.