

Villagio | Homeowners Association

General Session Meeting Minutes

October 17, 2013

San Clemente Community Center

Attendance

Board of Directors

Dan Gutierrez, President

Seth Forester, Treasurer (arrived at 7:06 PM)

Dianne Lynch, Secretary

Jerry Anderson, Director

Absent:

Bob Speidel, Vice President

Management

Karrie Daugherty, Community Association Manager

Jenna Campbell, Recording Secretary

Call to Order

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

Homeowners Forum

Two (2) homeowners were in attendance.

Minutes

Board reviewed the meeting minutes from the General Session Meeting held on September 19, 2013.

Motioned, Seconded: "To approve the September 19, 2013 General Session Meeting Minutes."

Approved: 4-0

Financials

Board reviewed the financial statement for the period ending September 30, 2013.

Motioned, Seconded: "To approve the financial statement for the period ending September 30, 2013."

Approved: 4-0

Delinquency

Board reviewed the delinquency report.

Correspondence

Board reviewed the correspondence sent/received since the last meeting.

Board reviewed the Patrol One Inspection Report.

Architectural

Board reviewed the architectural log.

620 Via Espiritu (Garage door painting)

Motioned, Seconded: "To approve the architectural request."

Approved: 4-0

Landscape

The next walk through inspection is scheduled for November 13, 2013.

Proposals

Board reviewed the monthly management report and proposals from Artistic Maintenance.

Motioned, Seconded: "To approve the straw waddle proposal."

Approved: 5-0

Motioned, Seconded: "To approve the dirt removal proposal."

Approved: 5-0

Unfinished Business

Budget

Board reviewed the proposed budget.

Motioned, Seconded: "To approve the budget by decreasing the legal to \$4,380.00, removing the decreased amount to Professional Management Expense."

Approved: 4-0

Reserve Study

Motioned, Seconded: "To approve the Reserve Study, pending Seth's approval after the final draft is made."

Approved: 4-0

Next Meeting

The next meeting will be held November 21, 2013 at the San Clemente Community Center.

Adjournment

The meeting adjourned to Executive Session at 8:33 PM.

BOARD CERTIFICATION AND APPROVAL OF MINUTES

This is to certify that Villagio I 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:

Jenna Campbell, RS

Board Signature