

Villagio I Homeowners Association
GENERAL SESSION MEETING MINUTES
October 20, 2016
San Clemente Community Center

ATTENDANCE

Board of Directors

Dan Gutierrez, President
Bob Speidel, Vice President
Ashly Fox, Treasurer

Absent

Vacant, Secretary
Jerry Anderson, Director at Large

Management

Sandrine Oblak, Community Association Manager

CALL TO ORDER

The Meeting was called to order at 6:37 p.m.

EXECUTIVE SESSION DISCLOSURE

Management informed the membership about what was discussed at the prior Executive Session Meeting, including the approval of minutes, member discipline and Legal Correspondence.

HOMEOWNER FORUM

Four (4) homeowners were present.

DELEGATE REPORT

No report.

MEETING MINUTES

The Board reviewed the meeting minutes from the General Session Meeting held on September 15, 2016. Motioned, Seconded: "To approve the August 18, 2016 General Session Meeting minutes as submitted."

Approved: 2-1(Spiedel-abstained)

FINANCIALS

The Board reviewed and approved the financial statement for the period ending September 30, 2016. "Motioned, Seconded: "To approve the September 30, 2016 financials subject to year-end audit." **Approved: 3-0**

DELINQUENCY

The Board reviewed the delinquency matrix. No action taken.

CORRESPONDENCE

The Board reviewed and discussed the October 2016 violation report and correspondence that occurred since the last Board meeting.

The Board reviewed correspondence from an owner on Via Otono requesting Camellia tree be planted and additional Indian Hawthorne bushes installed at the corner entry. The Board directed Management to inform the owners that the Board is moving toward drought tolerant landscaping and encourages other homeowners to do the same with the current drought restrictions that are in continuance for San Clemente. The Board will be meeting with the landscapers to adjust the irrigation and modify the plant material, which includes the removal of sticks on fire.

ARCHITECTURAL

The Board reviewed architectural application 4252. Motioned, Seconded: "To ratify application 4252 to install drought resistant flowers, shrubs and installation of flagstone stepping stones as submitted on their application." **Approved: 3-0**

The Board reviewed architectural application 4780. Motioned, Seconded: "To approve application 4780 to install solar panels as submitted on their application." **Approved: 3-0**

LANDSCAPE REPORT

The Landscape Walkthrough took place prior to the meeting on Thursday, October 20, 2016. The next scheduled Landscape Walkthrough will take place on November 17, 2016 at 4:00 p.m.

OLD BUSINESS

Vista Pacifica HOA- Response Backflow Issue: Management informed the Board that the neighboring HOA will permit the removal of the Pine tree affecting Villagio's backflow and that the city has received a picture of the tree and location requesting permission from the city to remove the tree. The city will not allow until root pruning has been made as a first effort before removing the tree. Motioned, Seconded: "To approve the proposal from Top Notch to perform root pruning in the amount of \$400.00." **Approved: 3-0**

Irrigation Upgrade Recommendations: The Board reviewed the proposal from South Coast Gardening in the amount of \$995.00 to add 23 RB HE Van Shrub Heads with PRS and relocated 6 Shrub head to the atrium area. Motioned, Seconded: "To approve the irrigation upgrades to the entry in the amount of \$995.00.

Approved: 3-0

Holiday Lighting / Décor: Motioned, Seconded: "Dan Gutierrez to be provided a check in the amount of \$1000.00 for the purchase of holiday lights for the community." **Approved: 3-0**

The Board instructed Management to issue Centerpoint a work order to install the lights by November 28, 2016.

Entryway Pavers Clean / Seal: The Board reviewed one (1) bid provided by Management. Jerry Anderson will contact Sepulveda for an additional bid at the next fiscal year. This will be tabled until 2017 when the slurry seal project has been completed.

NEW BUSINESS

HOA Storage Shed: Board President to provide plans for an HOA storage shed that will be provided to Centerpoint for a bid to build.

Security Patrol: Motioned, Seconded: "To approve security to remain in place with a \$10.00 a month fee and \$70.00 per tow as their new revised contract."

Approved: 3-0

Earthquake Insurance Renewal: Motioned, Seconded: "To ratify the earthquake renewal policy as provided by Prendiville Insurance agency in the annual amount of \$14,132.00." **Approved: 3-0**

FHA Approval: Motioned, Seconded: "To approve Project Approval Services in the amount of \$1,750.00 to assist with the submission and review so the association can be placed on the FHA approval list." **Approved: 3-0**

Management informed the Board that this also requires documentation from Rancho San Clemente Master Association and that the association will be billed an hourly rate from Management as this is considered a special project per Curtis Management contract.

Open Position: The Board directed Management to contact Dianne Lynch if she would be interested in a position on the Board.

Meeting Room: Motioned, Seconded: "To continue to use the Multi-Room as the meeting space for next year 2017 Board meetings." **Approved: 3-0**

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors Meeting is scheduled for November 17, 2016 at 6:30 p.m.


ADJOURNMENT

The General Session meeting adjourned at 7:19 p.m.

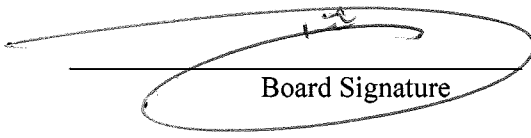
BOARD CERTIFICATION AND APPROVAL OF MINUTES

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