

Villagio I Homeowners Association  
**GENERAL SESSION MEETING MINUTES**  
**October 19, 2017**  
**San Clemente Community Center**

---

**ATTENDANCE**

Board of Directors

Dan Gutierrez, President  
Bob Speidel, Vice President  
Jerry Anderson, Secretary – arrived 6:32 pm  
Dan Enright, Director at Large

Not Present

Ashly Fox, Treasurer

Management

Sandrine Oblak, Community Association Manager

**CALL TO ORDER**

The Meeting was called to order at 6:30 p.m.

**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 homeowner was present.

**DELEGATE REPORT**

No report.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the General Session Meeting held on September 21, 2017.  
Motioned, Seconded: "To approve the September 21, 2017 General Session Meeting minutes as submitted."

**Approved: 3-0**

**Gerry Anderson – 6:32pm**

**FINANCIALS**

The Board reviewed the financial statement for the period ending September 30, 2017."

Motioned, Seconded: "To accept the financial statement for the period ending September 30, 2017, subject to year-end audit."

**Approved: 4-0**

Treasurer Update / Settlement Account Reinvestment Update: The Treasurer was not present however, Management informed the Board that the Associations Settlement Account has a balance of \$245,000 and the Reserve Account a balance of \$57,000.

**DELINQUENCY**

The Board reviewed the delinquency matrix and no action was taken.

**CORRESPONDENCE**

The Board reviewed and discussed homeowner correspondence received since the last Board meeting.

**APPLICATIONS FOR PARKING PERMITS**

No applications to review at this time.

**ARCHITECTURAL**

There were no applications for review.

**LANDSCAPE REPORT**

The Landscape Walkthrough took place prior to the meeting on Thursday, October 19, 2017. The next scheduled Landscape Walkthrough will take place on November 16, 2017 at 4:45 p.m.

**OLD BUSINESS**

Street Sealing Update: Management informed the Board that a notice was sent to membership that Quickel Paving will be street sealing is still scheduled on the following dates November 6, 9, and 13 along with a map, with weather permitting.

Street Sealing Update: The Board approved the proposal from Omnigraphics for (1) no trespassing sign, Option 2 in the amount of \$29.00 and \$55.00 installation fee.

**Approved: 4-0**

**NEW BUSINESS**

Master Association - Dumping: The Board directed Management to send SouthCoast Gardening and to copy the Master to cease and desist from further dumping of plant material directly behind Villagio and to remove the Caster Beans.

Landscape- Turf Audit: The Board reviewed the irrigation audit performed by SouthCoast Gardening and directed Management to send out correspondence to each owner on the list informing the owners to address their irrigation and watering.

Proposed water rate increase: The Board reviewed correspondence and no action was taken.

Earthquake Renewal Policy: The Board Motioned, Seconded to approve the earthquake renewal policy in the annual amount of \$13,142.00 as presented from Prendiville Insurance Agency.

**Approved: 4-0**

Street Signs/ Stop Signs: The Board Motioned, Seconded to approve proposal AR#17350 in the amount of \$1,110 for new street signs and approve proposal SR#17461 in the amount of \$2,598.00 for (2) new stop signs and poles.

**Approved: 4-0**

**NEXT BOARD OF DIRECTORS MEETING**

The next Board of Directors Meeting is scheduled for November 16, 2017 at 6:30 p.m.

**ADJOURNMENT**

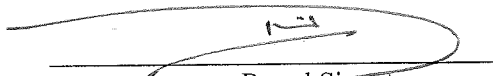
The General Session meeting adjourned at 7:26 p.m.

**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