

**Villagio at Ranch San Clemente Homeowners Association**  
**General Session Meeting**  
**Tuesday, October 17, 2023**  
**Video Tele-conference**

**Attendance**

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

Also Present:

Kyle Merritt, Community Association Manager, Recording Secretary

**Call to Order**

The General Session Meeting was called to order at 6:40 p.m.

**Homeowners Forum**

There were five homeowners present.

**Delegate Report**

Jerry Anderson was present. Nothing to report.

**Annual Calendar**

The Board reviewed the calendar. Management to apply garage sale to align with Rancho San Clemente Master Association's garage dates.

**Minutes**

The Board \*MSUA the General Session Meeting Minutes held on September 19, 2023, as submitted. (4-0), Robertson was not present at the September meeting.

**Financials**

The Board \*MSUA the Financial statements for the period ending September 30, 2023 (5-0)

The Board inquired for Management to find status of outstanding check #6144 (\$3,373.87) to Community Legal Advisors

The Board \*MSUA the Bank Statements and Board Resolutions for the period ending September 30, 2023 (5-0)

**Budget**

The Board reviewed the current budget ending December 31, 2023.

**Administrative**

The Board reviewed the management reports submitted.

**Architectural**

747 Via Otono – The Board \*MSA the application for front yard landscaping and pony wall modifications. (3-2)

632 Via Umbroso – The Board tabled the application for structural alterations that were completed without Board approval.

634 Via Umbroso – The Board \*MSUA the application for exterior painting submitted. (5-0)

The Board \*MSA the architectural draft letter to be sent to homeowners with unapproved applications to be corrected. (4-0)  
Robertson abstained.

**Insurance**

The Board \*MSA the Earthquake Insurance renewal for Villagio 1 from Prendiville Insurance Agency. (4-0) Enright abstained.

**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 7:56 p.m.**

**The next general session meeting Tuesday, November 21, 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.