

Villagio I Homeowners Association
GENERAL SESSION MEETING MINUTES
Thursday, October 18, 2018
San Clemente Community Center

ATTENDANCE

Board of Directors

Dan Gutierrez, President
Bob Speidel, Vice President
Jerry Anderson, Secretary
Dan Enright, Treasurer
Steve Weckerle, Director at Large

Management

Sandrine Oblak, Community Association Manager

CALL TO ORDER

The Meeting was called to order at 6:34 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 (1) homeowner was present.

DELEGATE REPORT

The Delegate was present and updated the Board that toll road project is pushing through and will affect Del Cerro.

MEETING MINUTES

The Board reviewed the meeting minutes from the General Session Meeting held on September 20, 2018.
Motioned, Seconded: "To approve the September 20, 2018 General Session Meeting minutes as submitted."

Approved: 5-0

FINANCIALS

The Board reviewed the financial statement for the period ending September 30, 2018."
Motioned, Seconded: "To accept the financial statement for the period ending September 30, 2018, subject to year-end audit."

Approved: 5-0

Treasurer Update: The Board President advised that the Treasurer will review and advise the Board President on recommendations for CD investments to be reinvested but the Board President Dan G. will be the point of contact to advise the Wells Fargo Advisor.

Settlement Agreement – Slope Fund: No Action, table indefinitely.

DELINQUENCY

The Board reviewed the delinquency matrix and not action was taken.

CORRESPONDENCE

The Board reviewed correspondence from an owner regarding the inclinometer readings and Management advised that legal counsel has drafted a response and it will be provided to the owner.

APPLICATIONS FOR PARKING PERMITS

No applications were presented for review.

ARCHITECTURAL

The Board reviewed the Architectural report and no action was taken.

LANDSCAPE REPORT

The Landscape Walkthrough was prior to the Board Meeting. The next scheduled Landscape Walkthrough will take place on November 15, 2018 at 4:45 p.m.

OLD BUSINESS

Security Camera Poll: Tabled indefinitely.

Entry Security System: Tabled indefinitely.

NEW BUSINESS

Nublado Driveway repairs: Motioned, Seconded: "To approve driveway repairs at 720 Nublado in the amount of \$3,588.00 and to be paid from the Settlement fund.

Approved: 4-1 opposed Dan E.

Concrete Repairs at Entry: Motioned, Seconded: "To approve the concrete repairs at entry in the amount of \$375.00.

Approved: 5-0

Maintenance Agreement Increase: The Board reviewed the increase and no further action was taken.

Emergency Items: No items.

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors Meeting is scheduled for November 15, 2018 at 6:30 p.m.

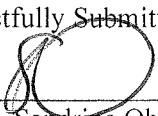
ADJOURNMENT

The General Session meeting adjourned at 7:25 p.m.

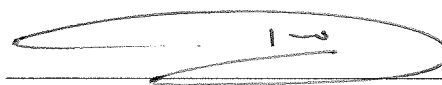
BOARD CERTIFICATION AND APPROVAL OF MINUTES

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