

Villagio I Homeowners Association

17 November 2011

General Session

San Clemente Community Center

Attendance

Board of Directors

Dan Gutierrez, President

Bob Speidel, Vice President

Dianne Lynch, Secretary

Seth Foerster, Treasurer

Jerry Anderson, Director

Absent

N/A

Management

Rose Reyes, Community Association Manager

Call to Order

The meeting was called to order at 6:35 PM PDT.

Homeowners Forum

Homeowners discussed their issues with the board.

Delegate Report

Dan Gutierrez provided a brief report to the board and members present.

S. Foerster arrived at the meeting

Minutes

Board reviewed the meeting minutes for the meeting held 20 October 2011.

Motioned, Seconded: "To approve the October meeting minutes as submitted."

Approved: 5-0

Financials

Board reviewed the Financials from the month ending 30 October 2011. Seth provided an update regarding CD accounts, Seth will provide an update in the January 2012 meeting.

Motioned, Seconded: "To approve the October Financials pending year-end Audit."

Approved: 5-0

Delinquency

Board reviewed the updated Delinquency Analysis provided by Management.

Board resolved to hold on account 91-1.

Motioned, Seconded: "To lien the following accounts; 091-1, 089-1, 041-1, 042-2 and 059-1."

Approved: 5-0

Landscape

Board reviewed the Site Inspection Notes and Punch-List Proposal from Artistic Maintenance. Motioned, Seconded: "To approve the Punch-List Proposal"

Approved: 5-0

Site Inspection

Board reviewed the Site Inspection report provided by Management. The board directed management to follow-up on the Geotech report for 638 Via Umbroso.

Newsletter

Board reviewed the November newsletter.

Correspondence

Homeowner Leno provided the board with photos of homes that require tree trimming.

Patrol

The board directed management to obtain information on the tow that occurred at 615 Via Umbroso and report to the board.

Asphalt

The board reviewed the notices from Quickel to commence on the street repairs and concrete repairs. Notice has to be mailed to all homeowners and tenants.

Motioned, Seconded: "To approve the mailing of the notices to all owners and tenants."

Approved: 5-0

New Law Update

Management provided a brief update on the new laws that will effect the association for 2012. Management also requested from the association's attorney a summary of all the new laws for 2012.

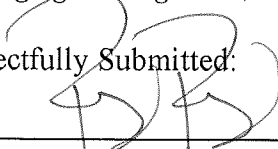
Adjournment

The meeting adjourned to Executive Session at 7:52 PM PDT.


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:



Rose Reyes
Recording Secretary



Board Signature