

Villagio I Homeowners Association  
General Session Meeting Minutes  
November 19, 2015  
San Clemente Community Center

**Attendance**

Board of Directors

Dan Gutierrez, President  
Bob Speidel, Vice President  
Dianne Lynch, Secretary  
Jerry Anderson, Director

Absent:

Seth Forester, Treasurer

Management

Dorian Jackson, Community Association Manager  
Anne McCann, Recording Secretary

**Call to Order**

The meeting was called to order at 6:56 P.M.

**Homeowners Forum**

One (1) homeowner was in attendance to discuss landscaping issues.

**Minutes**

Board reviewed the meeting minutes from the General Session Meeting held on October 15, 2015.  
Motioned, Seconded: "To approve the October 15, 2015 General Session Meeting Minutes."

**Approved: 4-0**

**Financials**

Board reviewed the financial statement for the period ending October 31, 2015.  
Motioned, Seconded: "To approve the October 2015 financial statements".

**Approved: 4-0**

**Landscape**

1. Review outstanding invoices, total amount of \$34,228.00 from The Soto Company for landscape.  
Motioned, Seconded: "To approve paying the outstanding invoices, total amount of \$34,228.00 to The Soto Company".

**Approved: 4-0**

2. Reviewed proposal # 2868 dated 11/2/15 from The Soto Company for landscape improvements relating to turf removal along Calle Del Cerro in the amount of \$1,840.00.

Motioned, Seconded: "deny proposal #2868".

**Declined: 4-0**

3. Reviewed proposal # 2869 dated 11/2/15 from The Soto Company for landscape for parts and labor to relocate the irrigation system along Calle Del Cerro in the amount \$1,678.00.

Motioned, Seconded: "deny proposal #2869".

**Declined: 4-0**

4. The Board declined proposal and advised that The Soto Company will be responsible for cost to repair the irrigations system along Calle Del Cerro.

5. Reviewed proposal # 2783 dated 11/2/15 from The Soto Company for landscape.

Motioned, Seconded: "deny proposal #2783".

**Declined: 4-0**

6. The Board requested Management to obtain additional proposals for new Landscaping Company.

**Management Reports**

- 1. The Board reviewed the Property Inspection Report. No action taken.
- 2. The Board reviewed Management Action Items list. No action taken.
- 3. The Board reviewed Animal and Pest Maintenance Report. No action taken.
- 4. The Board reviewed Security Patrol Reports. No action taken.

**Previous Business**

- 1. The Board discussed the status of the new mailbox project.

**New Business**

- 1. The Board reviewed Draft Budget for fiscal year 2016 and approved to reduce assessments by \$9.00 per month and add \$18.00 per unit to the landscape maintenance line item.

Motioned, Seconded: "To approve reducing the monthly assessments by \$9.00 per month".

**Approved: 3-1 (Secretary Lynch opposed)**

- 2. The Board reviewed proposal #12339 and tabled dated 11/3/15 from Centerpoint Construction replace existing lighting with LED fixtures in the amount of \$6,540.00. The Board agreed to table the proposal.
- 3. The Board requested Management to obtain additional proposals for lighting fixture replacement.
- 4. The Board requested Management to issue a work order for maintenance to hang Christmas lights at the entrance any day after Thanksgiving.

**Next Meeting**

The next meeting will be held January 21, 2016 at the San Clemente Community Center.

**Adjournment**

The meeting adjourned to General Session at 7:54 P.M.

**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:

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Anne McCann, RS

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Board Signature

