

Villagio I Homeowners Association
GENERAL SESSION MEETING MINUTES
November 18, 2016
San Clemente Community Center

ATTENDANCE

Board of Directors

Dan Gutierrez, President
Bob Speidel, Vice President
Ashly Fox, Treasurer
Marc Ferris, Secretary

Absent

Jerry Anderson, Director at Large

Management

Sandrine Oblak, Community Association Manager

CALL TO ORDER

The Meeting was called to order at 6:36 p.m.

Open Position: The Board "Motioned, Seconded: "To appoint Marc Ferris as Secretary to full-fill the remaining term of former Board Member Justin Brown." **Approved: 3-0**

EXECUTIVE SESSION DISCLOSURE

Management informed the membership about what was discussed at the prior Executive Session Meeting, including the approval of minutes, member discipline and Legal Correspondence.

HOMEOWNER FORUM

No homeowners were present.

DELEGATE REPORT

No report.

MEETING MINUTES

The Board reviewed the meeting minutes from the General Session Meeting held on October 20, 2016.
Motioned, Seconded: "To approve the October 20, 2016 General Session Meeting minutes as submitted."

Approved: 3-1 (Ferris-abstained)

FINANCIALS

The Board reviewed and approved the October financial statement for the period ending on October 31, 2016. "Motioned, Seconded: "To approve the October 31, 2016 financials subject to year-end audit." **Approved: 4-0**

DELINQUENCY

The Board reviewed the delinquency matrix. No action taken.

CORRESPONDENCE

The Board reviewed and discussed the November 2016 violation report and homeowner correspondence received since the last Board meeting.

ARCHITECTURAL

There were no current architectural applications for the Board to review.

LANDSCAPE REPORT

The Landscape Walkthrough took place prior to the meeting on Thursday, November 17, 2016. The next scheduled Landscape Walkthrough will take place on December 15, 2016 at 4:00 p.m.

OLD BUSINESS

Vista Pacific HOA- Response Backflow Issue: Management informed the Board that the neighboring HOA Vista Pacific approved the root pruning of the Pine tree affecting the association backflow device.

HOA Storage Shed: The Board reviewed two bids provided from Centerpoint for storage sheds, which determined not suitable. The Board authorized Board President Dan Gutierrez to purchase a storage shed not to exceed \$1100.00.

Entryway Pavers Clean / Seal: The Board reviewed one (1) bid provided by Management. Jerry Anderson will contact Sepulveda for an additional bid in the next fiscal year. This will be tabled until 2017 when the slurry seal project has been completed.

FHA Approval: Management has informed the Board the check has been cut and mailed to Project Approval Services, as payment was required before work was to commence. Management will verify payment was received and provide the necessary documents as required.

NEW BUSINESS

SouthCoast Gardening Via Espiritu Mulch Proposal: Motioned, Seconded: "To approve the installation of 8 yards of premium mulch to be installed at the toe of the slope located at Via Espiritu in the amount of \$440.00."

Approved: 4-0

SouthCoast Gardening Installation of (25) raised sprinkler heads on the backslope proposal: Motioned, Seconded: "To approve the installation of 25 raised sprinkler head at the backslope where the new Acacias were planted in the amount of \$465.00."

Approved: 4-0

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors Meeting is scheduled for December 15, 2016 at 6:30 p.m.

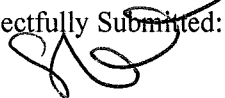
ADJOURNMENT

The General Session meeting adjourned at 7:15 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