

Villagio I Homeowners Association  
**GENERAL SESSION MEETING MINUTES**  
November 16, 2017  
San Clemente Community Center

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**ATTENDANCE**

Board of Directors

Dan Gutierrez, President  
Bob Speidel, Vice President  
Jerry Anderson, Secretary – arrived 6:32 pm  
Dan Enright, Director at Large

Not Present

Ashly Fox, Treasurer

Management

Sandrine Oblak, Community Association Manager

**CALL TO ORDER**

The Meeting was called to order at 6:38 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**

No homeowners were present.

**DELEGATE REPORT**

The Master Association just recently had their Annual Election and that SouthCoast Gardening was authorized another fuel modification fire crew, now allowing for extra projects to be completed rather than regular maintenance.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the General Session Meeting held on October 19, 2017.  
Motioned, Seconded: "To approve the October 19, 2017 General Session Meeting minutes as submitted."

**Approved: 4-0**

**FINANCIALS**

The Board reviewed the financial statement for the period ending October 31, 2017."

Motioned, Seconded: "To accept the financial statement for the period ending October 31, 2017, subject to year-end audit."

**Approved: 4-0**

Treasurer Update / Settlement Account Reinvestment Update: The Treasurer was not present however, Management informed the Board that the Associations Settlement Account has a balance of \$245,000 and the Reserve Account a balance of \$57,000.

**DELINQUENCY**

The Board reviewed the delinquency matrix and no action was taken.

**CORRESPONDENCE**

The Board reviewed and discussed homeowner correspondence received since the last Board meeting.

### **APPLICATIONS FOR PARKING PERMITS**

No applications to review at this time.

### **ARCHITECTURAL**

The Board reviewed the Architectural report.

The Board reviewed architectural application 5956. Motioned, Seconded: "To approve application 5956 to renovate the entry courtyard." **Approved: 3-1 (Spiedel –abstained)**

The Board reviewed architectural application 5698. Motioned, Seconded: "To approve application 5698 to renovate the entry courtyard." **Approved: 4-0**

The Board reviewed architectural application 5982. Motioned, Seconded: "To approve application 5982 for the roof revision needed to accommodate the new addition." **Approved: 4-0**

### **LANDSCAPE REPORT**

The Landscape Walkthrough did not occur prior to the meeting on Thursday, November 14, 2017. The next scheduled Landscape Walkthrough will take place on December 21, 2017 at 4:45 p.m.

### **OLD BUSINESS**

Street Sealing Update: Management informed the Board that there was a schedule change for the street sealing and notice has been sent to the homeowners with the new dates, with weather permitting.

Street Signs: No action and can be removed from the agenda.

Master Association - Dumping: The Board directed Management to send SouthCoast Gardening and to copy the Master to cease and desist from further dumping of plant material directly behind Villagio as they have exceeded the three (3) inch level and need to locate a new area.

### **NEW BUSINESS**

US Department of Justice Correspondence: The Board reviewed correspondence and no action was taken.

City of San Clemente Recreation Division /Meeting Room: The Board Motioned, Seconded to ratify approval of utilizing the meeting space for 2018 Board meetings.

Address Number Painting and Plaques: Tabled.

Holiday Lights and Social Event: The Board Motioned, Seconded to approve the most decorated house for the holidays, first place prize \$100.00, second place \$75.00 and third place. Management will issue a work order to have holiday lights installed no later than November 27.

**Approved: 4-0**

### **NEXT BOARD OF DIRECTORS MEETING**

The next Board of Directors Meeting is scheduled for December 21, 2017 at 6:30 p.m.

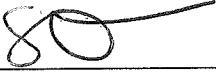
### **ADJOURNMENT**

The General Session meeting adjourned at 7:52 p.m.

### **BOARD CERTIFICATION AND APPROVAL OF MINUTES**

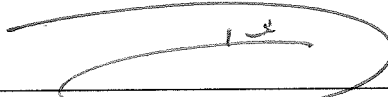
*This is to certify that Villagio I at Rancho San Clemente Homeowners Association is a California Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation in good faith and with regard to the best interests of the community and 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:



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Sandrine Oblak, RS



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Board Signature