

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, November 21, 2023
Video Tele-conference

Attendance

Board Members Present: Dan Gutierrez, President; Bob Speidel, Vice President; Dan Enright, Treasurer; Jerry Anderson, Member at Large; Kristen Robertson, Secretary

Also Present:

Kyle Merritt, Community Association Manager, Recording Secretary

Call to Order

The General Session Meeting was called to order at 6:320 p.m.

Homeowners Forum

There were two homeowners present.

Delegate Report

Jerry Anderson was present. Nothing to report.

Annual Calendar

The Board reviewed the calendar.

Minutes

The Board *MSUA the General Session Meeting Minutes held on October 17, 2023, as submitted. **(5-0)**

Financials

The financial and bank statements were not included due to management transition delays. To be reviewed at next meeting.

Budget

The Board *MSUA the 2024 Budget submitted. Association monthly dues to increase to \$216.00 **(5-0)**

The Board made a motion to suspend Patrol One services beginning January 1, 2024. **(5-0)**

The Board *MSUA the 2024 Reserve Study submitted by RSC Reserve. **(5-0)**

Administrative

The Board reviewed the management reports submitted.

The Board denied the payment for Tyler Lighting Services invoice #50437 as work invoiced was not completed.

Architectural

710 Via Nublado – The Board *MSUA the application for front yard modification. **(5-0)**

728 Via Nublado – The Board *MSD the application exterior paint as the color schemes do not comply with the Association.

**Homeowner needs to resubmit an application to repaint to corrected colors.*

609 Via Umbroso – The Board *MSUA the application for turf installation. **(5-0)**

Landscape Report

The Landscape Walkthrough is to be rescheduled due to the upcoming holidays.

The Board *MSA for Christmas Lights installation from South Coast Gardening, NTE \$750.00. **(4-0)**

The general session was adjourned at 7:38 p.m.

The next general session meeting Tuesday, January 16, 2024 at 6:30 P.M.

BOARD CERTIFICATION AND APPROVAL OF MINUTES

This is to certify that Villagio 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,

Kyle Merritt, Recording Secretary

Board Signature

*MSUA Motioned, Seconded & Unanimously Approved.

*MSA Motioned, Seconded & Approved.