

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, January 16, 2024
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

Jennifer Figgers, Inspector of Elections

Call to Order

The General Session Meeting was called to order at 6:33 p.m.

Homeowners Forum

There were two homeowners present.

Delegate Report

Jerry Anderson was present. The Master Association of Rancho San Clemente COA is considering changing the parkway trees on Calle Del Cerro. Sub-Associations to submit recommendations for replacements.

Annual Calendar

The Board reviewed the calendar. Contact neighboring Associations to coincide with garage sale date.

Minutes

The Board ***MSUA** the General Session Meeting Minutes held on November 21, 2023, as submitted. **(5-0)**

Financials

The Board ***MSUA** the Financial statements for the periods ending October 2023 and November 2023. **(5-0)**

The Board requested a Keystone upper management representative attend the February 2024 meeting to discuss the transferring of funds to Pacific Premier Bank.

Annual Meeting

The inspector of elections attended to discuss the error in candidacy on the behalf of HOA Election Pros. The inspector of elections is to extend the meeting date to 60 days with a new ballot sent out at the expense of HOA Election Pros.

Administrative

The Board reviewed the management reports submitted.

The Board ***MSUA** to terminate Tyler Lighting Services maintenance agreement. **(5-0)**

The Board reviewed the rates for the suspended services from Patrol One at \$136.80 a month for up to three months.

Architectural

637 Via Umbroso – The Board ***MSUA** the application for solar installation. **(4-0)** Enright abstained.

710 Via Nublado – The Board ***MSUA** the application for interior modifications and first floor expansion. **(5-0)**

Landscape Report

The Landscape Walkthrough did not take place in December for a report. The next Walkthrough will take place January 18, 2024

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

The next general session meeting Tuesday, February 20, 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