

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, January 12, 2026
Video Tele-conference

Attendance

Board Members Present: Dan Gutierrez, President.; Dan Enright, Treasurer; Jerry Anderson, Member at Large.

Absent: Bob Speidel, Vice President; Kristen Robertson, Secretary.

Also Present:

Kyle Merritt, Community Association Manager; Recording Secretary

Call to Order

The General Session Meeting was called to order at 6:32 p.m.

Executive Disclosure

Per California Civil Code 5705(c), this item serves to document action taken by the Board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the property mentioned below:

APN: 930-074-39

Homeowners Forum

There were three homeowners present.

Delegate Report

Jerry Anderson was present. The Master Association had

Annual Calendar

The Board reviewed the calendar.

Minutes

The Board ***MSUA** the November 18, 2025, General Session Meeting Minutes as submitted. **(3-0)**

Financials

The Board ***MSUA** the financial statements for periods ending December 2025. **(3-0)**

- The Board reviewed the repayment status of borrowed funds from the reserve accounts.

The Board ***MSUA** to approve check #100280 to Gutierrez for Christmas light reimbursement. **(3-0)**

Business

The Board ***MSUA** the proposal from Beck and Co., CPA for the year-end review. **(3-0)**

The Board reviewed the update for the upcoming insurance renewal.

Architectural

724 Via Nublado – the Board *MSUA the application for solar panel installations. (3-0)

The general session was adjourned at 7:17 p.m.

The next general session meeting will take place on Tuesday, February 17, 2026 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