

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, February 17, 2026
Video Tele-conference

Attendance

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

Also Present:

Kyle Merritt, Community Association Manager; Recording Secretary

Call to Order

The General Session Meeting was called to order at 6:30 p.m.

Homeowners Forum

There were no homeowners present.

Delegate Report

Jerry Anderson was present. Nothing to report.

Annual Calendar

The Board reviewed the calendar.

Minutes

The Board *MSUA the January 20, 2026, General Session Meeting Minutes as submitted. **(5-0)**

Financials

The Board *MSUA the financial statements for periods ending January 2026. **(5-0)**

Business

The Board reviewed the updates and proposal for the upcoming insurance renewal.

Architectural

715 Via Otono – the Board *MSUA the application for a balcony railing installation, contingent of receiving the necessary permits from the City of San Clemente and that the railing painting to match the association color schemes. **(5-0)**

The general session was adjourned at 6:54 p.m.

The next general session meeting will take place on Tuesday, March 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