

Villagio I Homeowners Association  
**GENERAL SESSION MEETING MINUTES**  
**Thursday, February 20, 2020**  
**San Clemente Community Center**

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**ATTENDANCE**

Board of Directors

Dan Gutierrez, President

Bob Speidel, Vice President

Steve Weckerle, Secretary

Dan Enright, Treasurer

Jerry Anderson, Director at Large

Management

Sandrine Oblak, Community Association Manager

**CALL TO ORDER**

The Meeting was called to order at 6:31 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 present.

**DELEGATE REPORT**

No report.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the General Session Meeting held November 21, 2019.

Motioned, Seconded: "To approve the November 21, 2019 General Session Meeting minutes as submitted."

**Approved: 5-0**

**FINANCIALS**

The Board reviewed the financial statements for the period ending January 31, 2020, December 31, and November 30, 2019 and correlating bank reconciliations."

Motioned, Seconded: "To accept the financial statements for the period ending January 31, 2020, December 31, and November 30, 2019, subject to year-end audit and approval of January 2020, December and November 2019 correlating bank reconciliations."

**Approved: 5-0**

The Board Motioned, Seconded: "To approve the year-end audit and 2019 taxes as prepared by Beck and Company, CPA's Inc."

**Approved: 5-0**

Wells Fargo investment account funds: The Board Treasurer reported the Reserve Account balance is currently \$33,681 and liquid cash in the amount of \$30,158 as of February 20, 2020.

The Board Motioned, Seconded: "To approve the year end journal entries as recommended by Beck and Company, CPA's Inc."

**Approved: 5-0**

### **DELINQUENCY**

The Board reviewed the delinquency report and unanimously approved to file a lien against account VL 075-5.

**Approved: 5-0**

### **CORRESPONDENCE**

The Board reviewed correspondence from homeowners and no action was taken.

### **APPLICATIONS FOR PARKING PERMITS**

The Board reviewed applications and granted permits to those that followed the criteria.

### **ARCHITECTURAL**

The Board reviewed the ARC log and no action was taken.

### **LANDSCAPE REPORT**

The Landscape Walkthrough was prior to the Board Meeting. The next scheduled Landscape Walkthrough will take place on April 16, 2020 at 4:30 p.m.

### **OLD BUSINESS**

Drainage Easement Via Otono Project: The Board discussed the progress of the project.

Stucco Wall Project: Tabled

Exterior Paint Colors: The Board Motioned, Seconded: "To approve the paint palette and that Lowe's will be provided 7 color books for the community."

**Approved: 5-0**

### **NEW BUSINESS**

Irrigation Main Line: The Board unanimously approved South Coast Gardening in the amount of \$4,428.00 Center.

**Approved: 5-0**

Tree Trimming of Pine tree Via Otono slope: The Board unanimously approved the tree removal of the dead pine behind 720 Via Otono NTE \$1000.00 and for trees in that vicinity to be trimmed at \$550.00 per the arborist recommendation.

**Approved: 5-0**

Election Rules 2020: The Board unanimously approved the draft election rules for Management to send out to membership for the required 28-day review period for comment.

**Approved: 5-0**

Insurance Policy: The Board unanimously ratified to renew the Associations insurance policy with Prendiville Insurance Agency in the amount of \$40,306.00.

**Ratified: 5-0**

Emergency Items: No Items

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

The next Board of Directors Meeting is scheduled for March 19, 2020 at 6:30 p.m.

### **ADJOURNMENT**

The General Session meeting adjourned at 7:20 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