

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, February 20, 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
Darren Mandel, Keystone Pacific Regional Manager

Call to Order

The General Session Meeting was called to order at 6:34 p.m.

Homeowners Forum

There were two homeowners present.

Delegate Report

Jerry Anderson was present. Nothing new to report.

Annual Calendar

The Board reviewed the calendar.

Minutes

The Board *MSUA the General Session Meeting Minutes held on January 16, 2024, as submitted. **(5-0)**

Financials

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

The Board discussed the movement of funds to Pacific Premier Bank with Darren Mandel of Keystone Pacific.

Annual Meeting

The Board reviewed the correspondence from the inspector of elections for the rescheduled election date.

Insurance

The Board reviewed the renewed insurance for 2024 from Prendiville Insurance Agency.

Administrative

The Board reviewed the management reports submitted.

The Board reviewed the correspondence for community drainage issues. Management to contact engineers on issue.

The Board reviewed the correspondence for slope concerns and cleaning.

Correspondence

The Board reviewed the reports of debris behind the homeowner fences at Via Otono. The Board made a motion to charge back owners of debris behind home the cost of the clean up behind the fences. **(4-0-1)** Robertson abstained.

Landscape Report

The next Walkthrough will take place February 22, 2024 at 2:30 p.n.

The general session was adjourned at 7:58 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