

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

Attendance

Board Members Present: Dan Gutierrez, President.; Bob Speidel, Vice President; Jerry Anderson, Member at Large.

Absent: Dan Enright, Treasurer; Kristen Robertson, Secretary.

Also Present:

Kyle Merritt, Community Association Manager; Recording Secretary

Cory Neubauer; Nextier Insurance Services

Patrick Prendiville; Prendiville Insurance Agency

Call to Order

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

Homeowners Forum

There was one homeowner present.

Delegate Report

Jerry Anderson was present. Nothing to report.

Annual Calendar

The Board reviewed the calendar.

Minutes

The Board *MSUA the February 17, 2026, General Session Meeting Minutes as submitted. **(3-0)**

Financials

The Board *MSUA the financial statements for periods ending February 2026. **(3-0)**

The Board *MSUA the 2025 Year End Audit submitted by Beck and Co, CPA. **(3-0)**

Taxes

The Board reviewed the 2025-year end tax return and tabled for the April meeting.

Insurance

The Board reviewed the proposals submitted for the 2026-2027 year from Nextier Insurance and Prendiville Insurance.

The Board *MSUA the proposal from Prendiville Insurance at a total annual premium of \$128,068.00. **(3-0)**

The general session was adjourned at 7:26 p.m.

The next general session meeting will take place on Tuesday, April 21, 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