

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, April 15, 2025
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 6:35 p.m.

Homeowners Forum

There were two homeowners present.

Delegate Report

Jerry Anderson was present. The Master Association has cleared the brush behind the community. A 4-6 inch drain pipe will be installed at the low point of the community for water run off.

Annual Calendar

The Board reviewed the calendar.

Minutes

The Board *MSUA the March 18, 2025 General Session Meeting Minutes, as submitted. **(5-0)**

Financials

The Board *MSUA Financial statements for periods ending March 2025 pending year end audit. **(5-0)**

Taxes

The Board reviewed the 2024 year end tax return.

Insurance

The Board reviewed the 2025-2026 insurance renewal from Prendiville Insurance and discussed the special assessment to pay for the costs. The assessment would be an additional \$317.77 per unit a month for 12 months.

Management

The Board reviewed the community street status to plan for needed sealing services.

The Board reviewed the retaining wall defects on Via Umbroso that need repairs.

Correspondence

The Board reviewed the submitted correspondence.

The general session was adjourned at 7:35 p.m.

The next general session meeting will take place on Tuesday, May 20, 2025 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