

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, April 21, 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
Patrick Prendiville; Prendiville Insurance Agency

Call to Order

The General Session Meeting was called to order at 6:33 p.m.

Homeowners Forum

There were no homeowners present.

Delegate Report

Jerry Anderson was present. The Master Association wrote the City of San Clemente regarding patrolling and liability for the use of the utility easement about safety concerns.

Annual Calendar

The Board reviewed the calendar.

Minutes

The Board ***MSUA** the March 17, 2026, General Session Meeting Minutes as submitted. **(5-0)**

Financials

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

The Board ***MSUA** the 2025 Year End Taxes to be paid from the Columbia Bank reserve account. **(5-0)**

- *Enright to explore Wells Fargo recommendations for bonds for lowering association taxes.*

Insurance

The Board reviewed the renewed insurance certificate from Prendiville Insurance.

- The Board discussed the renewal, the differences in the total cost difference between this and last year to be included in the upcoming newsletter to homeowners.
- The Board discussed whether a special assessment is needed for this year's insurance costs.

The Board reviewed the insurance loss control notice and correspondence from Prendiville Insurance for tree limb overgrown.

- Patrick Prendiville was in attendance to discuss the issue with the Board.
- Homeowners to be informed of the insurance requirements for tree maintenance.

Landscaping

The Board reviewed the tree trimming proposals submitted and *MSUA to select Park West proposal VO.07 for community tree trimmings and 10 feet clearances to satisfy insurance requirements. **(5-0)**

The Board reviewed the landscaping correspondence from South Coast landscaping.

The general session was adjourned at 7:39 p.m.

The next general session meeting will take place on Tuesday, May 19, 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