

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, May 19, 2026
Video Tele-conference

Attendance

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

Absent: Kristen Robertson, Secretary;

Also Present:

Kyle Merritt, Community Association Manager; Recording Secretary

Call to Order

The General Session Meeting was called to order at 6:31 p.m.

Executive Disclosure

Per civil code, the Board votes to record a lien against property listed as APN 930-074-71

Per civil code, the Board votes to record a lien against property listed as APN 930-075-42

Per California Civil Code 5705(c), this item serves to document action taken by the Board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the following property: APN 930-075-04

Homeowners Forum

There were three (3) homeowners present.

Delegate Report

Jerry Anderson was present. The Master Association did landscape clearance behind Via Espiritu, alerts about rattlesnakes and the approval by the City of San Clemente to install a water station.

Annual Calendar

The Board reviewed the calendar.

Minutes

The Board ***MSUA** the April 21, 2026, General Session Meeting Minutes as submitted. **(4-0)**

Financials

The Board ***MSUA** the financial statements for periods ending April 2026; pending year end audit. **(4-0)**

The Board reviewed and discussed C.D or Treasury options for the association's reserve accounts.

The Board reviewed the submitted information regarding the 2025-2026 special assessment and if an additional special assessment would be necessary for 2026-2027. A new special assessment was not found to be necessary at this time.

Business

Red Curb Painting – The Board motioned to **approve** proposal 128776 from Quickel Painting for 23 linear feet of red paint between 616 - 618 Via Espiritu. **(4-0)**

Landscaping

The Board reviewed the landscaping correspondence from South Coast Landscaping for a submitted invoice.

Correspondence

The Board reviewed the homeowner report of tree damages from a neighboring unit.

The Board reviewed the complaint from a neighboring community.

The general session was adjourned at 7:51 p.m.

The next general session meeting will take place on Tuesday, June 16, 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