

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, May 20, 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 6:31 p.m.

Homeowners Forum

There was one homeowner present.

Delegate Report

Jerry Anderson was present. Nothing was reported.

Annual Calendar

The Board reviewed the calendar. Block party to be added to September, date to be determined.

Minutes

The Board ***MSUA** the April 15, 2025 General Session Meeting Minutes, as submitted. **(5-0)**

Financials

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

The Board ***MSUA** to reimburse the payment to Prendiville Insurance of \$84,915.27 from the Wells Fargo account -7968. To be paid back within one year of payment. **(5-0)**

Insurance

The Board reviewed correspondence for the 2025-2026 Emergency Special Assessment to pay for the unanticipated increase to the association insurance. The Board ***MSUA** the special assessment for \$3,257.28 per unit to be paid within a year. **(5-0)**

Business

The Board reviewed the community street status to plan for needed sealing services. At minimum, three quotes are to be submitted.

Parking

The Board reviewed the parking permit correspondence and community updates.

The general session was adjourned at 7:28 p.m.

The next general session meeting will take place on Tuesday, June 17, 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