

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, June 16, 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

Call to Order

The General Session Meeting was called to order at 6:34 p.m.

Executive Disclosure

Per civil code, the Board votes to record a lien against property listed as APN 930-075-20

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 was one (1) homeowner present.

Delegate Report

Jerry Anderson was present. Nothing new to report.

Annual Calendar

The Board reviewed the calendar.

Minutes

The Board *MSUA the May 19, 2026, General Session Meeting Minutes as submitted. **(3-0)**

Financials

The Board *MSUA the financial statements for periods ending May 2026; pending year end audit. **(3-0)**

Business

Tree Trimming / Insurance draft notice – The Board reviewed the draft to be sent to membership to trim trees per insurance requirements. Management to include that this will help eliminate any rodent issues and landscaping debris.

Annual Election Meeting – The Board reviewed the submitted proposals and motioned to **approve** to select HOA Election Professionals. **(3-0)**

Landscaping

The Board reviewed the correspondence for the eucalyptus tree removal at the corner of Via Otono and Via Nublado. The Board motioned to **approve** the removal proposal from Park West #V0.08 at \$2,500.00. **(3-0)**

Architectural

*MSUA: Motioned, Seconded & Unanimously Approved.

*MSUD: Motioned, Seconded & Unanimously Declined.

*MSA: Motioned, Seconded & Approved.

*MSD: Motioned, Seconded & Declined.

634 Via Umbroso (Front Yard Replacements) – The Board made a motion to **approve** the application as submitted. **(3-0)**

Correspondence

The Board reviewed the homeowner parking concerns submitted.

The Board motioned to **approve** Gutierrez to purchase 4th of July materials for the community, not to exceed \$200.00. **(3-0)**

The general session was adjourned at 7:05 p.m.

The next general session meeting will take place on Tuesday, July 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