

**Villagio at Ranch San Clemente Homeowners Association**  
**General Session Meeting**  
**Tuesday, June 17, 2025**  
**Video Tele-conference**

**Attendance**

Board Members Present: Dan Gutierrez, President; Bob Speidel, Vice President; Kristen Robertson, Secretary; Jerry Anderson, Member at Large.

Absent: Dan Enright, Treasurer.

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.

**Homeowners Forum**

There were four homeowners present.

**Delegate Report**

Jerry Anderson was present. Nothing was reported.

**Annual Calendar**

The Board reviewed the calendar.

**Minutes**

The Board **\*MSD** the May 20, 2025 General Session Meeting Minutes and tabled for the July 2025 meeting due to the board packet cover displaying the agenda previous of the meeting. **(2-2)**

**Financials**

The Board **tabled** financial statements for periods ending May 2025.

**Emergency Special Assessment**

The Board reviewed the notice sent to homeowners and held an open discussion on the topic.

**Business**

The Board reviewed the community repaving proposals submitted and **\*MSUA** proposal 126777 from Quickel Paving. **(4-0)**.

The Board reviewed the proposals for concrete replacement / repair. The Board **\*MSUA** proposal 126783 from Quickel Paving. **(4-0)**.

The Board reviewed the proposals for community wall repairs. Management to coordinate vendors with the Board for direction.

**Architectural**

749 Via Otono – The Board **\*MSUA** the application for joining yard fence replacements. **(4-0)**.

**Correspondence**

The Board **\*MSUA** to purchase the paint matching tool submitted, to be kept at a Board members' property for community use. **(4-0)**

**The general session was adjourned at 7:24 p.m.**

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**The next general session meeting will take place on Tuesday, July 15, 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,

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Kyle Merritt, Recording Secretary

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Board Signature