

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, August 19, 2025
Video Tele-conference

Attendance

Board Members Present: Dan Gutierrez, President; Bob Speidel, Vice President; Dan Enright, Treasurer.

Absent: 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 6:35 p.m.

Homeowners Forum

There were three homeowners present. Discussions / concerns were held of fireworks in the community during previous holidays and bikes on the surrounding dirt trails.

Delegate Report

Jerry Anderson was not present.

Annual Calendar

The Board reviewed the calendar.

Minutes

The Board *MSUA the July 15, 2025, June 17, 2025, and May 20, 2025, General Session Meeting Minutes as submitted. **(3-0)**

Financials

The Board *MSUA the financial statements for periods ending June 2025 and May 2025. **(3-0)**

Taxes

The Board reviewed the 2024 year end tax payments due and to be paid out of the reserve account.

Insurance

The Board discussed the emergency assessment for the increased insurance and financed monthly payments for Prendiville Insurance Agency.

Business

The Board reviewed the proposal from Reserve Data Analysis and *MSUA the study option without the onsite inspection. **(3-0)**

The Board reviewed the status of the annual election, notice of meeting set for September 16, 2025 at 6:00 p.m.

The Board reviewed the seal coat schedule for the community from Quickel Paving set for October 6-14, 2025.

The Board reviewed the proposals for lighting bollard replacements. Management to inquire for only bulb replacement from vendors.

Landscaping

South Coast Landscaping – The Board reviewed the notice of contract increase to \$2,805.00 per month beginning October 1,2025.

Correspondence

The Board reviewed the correspondence regarding fire safety in the community.

Executive Summary/Disclosure:

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 property mentioned below:

APN: 930-074-73

APN: 930-074-39

The Board motioned to approve recording a lien for the post judgment account against the property mentioned below:

APN: 930-075-04

The general session was adjourned at 7:23 p.m.

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