

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, August 20, 2024
Video Tele-conference

Attendance

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

Also Present:

Kyle Merritt, Community Association Manager; Recording Secretary
Darren Mandel; Regional Manager at Keystone Pacific

Call to Order

The General Session Meeting was called to order at 6:33 p.m.

Management

The Board discussed concerns and issues with the current management company. Darren Mandel of Keystone Pacific upper management was present for questions and complaints from the Board.

Homeowners Forum

There was one homeowner present.

Delegate Report

Gerry Anderson was present. The Master Association is continuing in attempts to have the City of San Clemente maintain the trees located on Calle Del Cerro.

Annual Calendar

The Board reviewed the calendar. The Association block party is scheduled for Saturday, September 14th.

Minutes

The Board ***MSUA** the July 16, 2024, General Session Meeting Minutes, as submitted. **(5-0)**.

Financials

The Board reviewed and tabled the Financial statements for the period ending July 2024.

Treasurer, Enright requested to have his signature removed from Association payments without approval.

The Board requested to remove all utilities from automatic payments.

Management to remove Enright from invoice approval signatures and replace with Kristen Robertson.

Management to send registration to all Board Members for invoice viewing in the Strongroom program.

Administrative

The Board reviewed the management reports submitted.

Graffiti found on v-ditch behind Via Espiritu to be washed / removed.

Architectural

636 Via Umbroso (Window Replacement) – The Board *MSUA the application as submitted. **(5-0)**

The Board asked for a follow-up on the unapproved modifications for homes not compliant to the approved paint schemes. A notice to be sent out of enforcement policies if not corrected.

Business

The Board *MSA the proposal from JES Engineering to install bollards between 758 -752 Via Otono and the RV Lot at Vista Pacifica to prevent fence damages. **(3-0-2)** Enright and Robertson abstained.

The general session was adjourned at 8:04 p.m.

The next general session meeting Tuesday, October 15, 2024 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