

Villagio I Homeowners Association
General Session Meeting Minutes
September 18, 2014
San Clemente Community Center

Attendance

Board of Directors

Bob Speidel, Vice President

Seth Forester, Treasurer

Dianne Lynch, Secretary

Jerry Anderson, Director

Board Absent

Dan Gutierrez, President

Management

Karrie Daugherty, Community Association Manager

Call to Order

The meeting was called to order at 6:40 PM.

Homeowners Forum

Owner of 728 Via Nublado attended to request the removal of the front yard tree due to root intrusion.

Executive Session Disclosure

No Executive Session Disclosures to report as there wasn't a meeting in August.

Minutes

Board reviewed the meeting minutes from the General Session Meeting held on July 17, 2014.

Motioned, Seconded: "To approve the July 17, 2014 General Session Meeting Minutes "

Approved: 4-0

Financials

Board reviewed the financial statements for the periods ending July and August 2014.

Motioned, Seconded: "To approve the July and August 2014 financial statements."

Approved: 4-0

Board reviewed proposals for the Association's annual reserve study.

Motioned, Seconded: "To approve the proposal submitted by Intraspect for a Level 2 Study with a site visit in the amount of \$795.00."

Approved: 4-0

Board reviewed proposals for the Association's annual audit and taxes.

Motioned, Seconded: "To approve the proposal submitted by Inouye, Shively, Longtin & Klatt CPA's in the amount of \$875.00."

Approved: 4-0

Delinquency

Board reviewed the delinquency report.

Correspondence

Board reviewed the correspondence sent/received since the last meeting.

Board reviewed the report from Patrol One. Excessive parking was discussed and increasing patrol services. Management is

J. Anderson updated the Board on the Espiritu work.

Board discussed the slurry project that is to be completed by Quickel Paving. Management is to obtain a quote for the street striping and curb address painting. The slurry project is to begin October 20, 2014.

Board discussed the request from an owner to hold another garage sale in October.

Motioned, Seconded: "To hold a garage sale on Saturday, October 18, 2014."

Approved: 4-0

Management is to post ads in both Craigslist and the Pennysaver.

Landscape

Board reviewed the proposals for slope landscape irrigation and plant additions submitted by Soto & Company.

Board reviewed the proposal to remove the tree from the front yard of 728 Via Nublado. The tree roots are causing damages to the sidewalk and driveway. This is a tree that the Association planted.

Motioned, Seconded: "To approve the proposal for irrigation replacement submitted by Soto Company in the amount of \$1,550.00."

Approved: 4-0

Motioned, Seconded: "To approve the proposal for slope landscape planting submitted by Soto Company in the amount of \$1,590.00."

Approved: 4-0

Motioned, Seconded: "To approve the proposal for tree removal at 728 Via Nublado submitted by Soto Company in the amount of \$620.00. Management is to get another proposal from Top Notch and if it is less, use their proposal."

Approved: 4-0

The next landscape inspection will be held on October 16, 2014.

Next Meeting

Board requests management to contact Patrick Prendeville, the Association's insurance agent and schedule a special meeting to discuss the earthquake policy that has not been renewed.

The next General Session meeting will be held October 16, 2014 at the San Clemente Community Center.

Adjournment

The meeting adjourned to Executive Session at 7:48 PM.

BOARD CERTIFICATION AND APPROVAL OF MINUTES

This is to certify that Villagio I 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:

Karrie Daugherty, RS

Board Signature