

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, September 16, 2025
Video Tele-conference

Attendance

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

Absent: Kristen Robertson, Secretary;

Also Present:

Kyle Merritt, Community Association Manager; Recording Secretary

Call to Order

The General Session Meeting was called to order at 6:32 p.m.

Homeowners Forum

There were no homeowners present.

Delegate Report

Jerry Anderson was present to report of the ongoing effort to replace trees on Calle Del Cerro as well as weed maintenance.

Annual Calendar

The Board reviewed the calendar. The annual election will be reconvened for October 21, 2025.

Minutes

The Board ***MSUA** the August 19, 2025, General Session Meeting Minutes as submitted. **(4-0)**

Financials

The Board ***MSUA** the financial statements for periods ending August 2025. **(4-0)**

- The Board reviewed the tracking of the special assessment. Reserve repayments need to be processed.
- The Board discussed to keep \$40,000.00 from the reserve account for tree maintenance and street slurry.
- The current year budget was reviewed for the upcoming end of the fiscal year.

Annual Election

The Board reviewed the correspondence from the inspector of elections from Ballot Box detailing a lack of quorum of ballots.

Architectural

710 Via Nublado – the Board ***MSUA** the application for solar panel installations. **(4-0)**

Landscaping

The Board reviewed the submitted proposals for tree maintenance. Tabled for further discussion.

The Board reviewed the proposal for fence repairs from 718 Via Otono for tree damages. To be inspected.

Business

The Board reviewed the correspondence for the upcoming street slurry project from the vendor at Quickel Paving.

The general session was adjourned at 7:49 p.m.

The next general session meeting will take place on Tuesday, October 21, 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