

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, September 17, 2024
Video Tele-conference

Attendance

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

Absent: Dan Enright, Treasurer; Kristen Robertson, Secretary.

Also Present:

Kyle Merritt, Community Association Manager; Recording Secretary

Kyle Wolack; Vice President at Keystone Pacific

Call to Order

The General Session Meeting was called to order at 6:30 p.m.

Management

The Board discussed concerns and issues with the current management company. Kyle Wolack had discussions with the Board on the transfer to Pacific Premier, Keystone Pacific banking relations and management.

Homeowners Forum

There was one homeowner present.

Delegate Report

Gerry Anderson was present. The trees in the medium of Calle Del Cerro are being attempted to be addressed by the Master Association with the City of San Clemente for trimmings and maintenance.

Annual Calendar

The Board reviewed the calendar. The Association garage sale is intended to take place on November 2nd.

Minutes

The Board ***MSUA** the July 16, 2024, General Session Meeting Minutes, as submitted. **(3-0)**.

Financials

The Board reviewed and tabled the Financial statements for the period ending August 2024 for Treasurer, Enright to review.

Budget

The Board reviewed the 2023-2024 Budget and made a ***MSUA** the Reserve Study Proposal from Reserve Data Analysis. The proposal was approved. **(3-0)**

Management

The Board reviewed the Action Items and Walk-Through notes.

Business

The Board ***MSUA** to reinstate Patrol 1 / patrol service starting January 2025. **(3-0)** A notice of the parking rules is to be sent out to all residents prior to 2025.

The general session was adjourned at 8:00 p.m.

The next general session meeting Tuesday, November 19, 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