

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, October 15, 2024
Video Tele-conference

Attendance

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

Absent: 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 6:33 p.m.

Homeowners Forum

There were two homeowners present.

Delegate Report

Gerry Anderson was not present.

Annual Calendar

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

Delinquency

The Board ***MSUA** the Authorization to record a Lien for APN#930-075-04 **(4-0)**.

The Board ***MSUA** the Authorization to record a Lien for APN#930-074-39 **(4-0)**.

The Board ***MSUA** the Authorization to record a Lien for APN#930-074-49 **(4-0)**.

The Board ***MSUA** the Authorization to record a Lien for APN#930-074-73 **(4-0)**.

Minutes

The Board ***MSUA** the September 17, 2024, General Session Meeting Minutes, as submitted. **(4-0)**.

Financials

The Board ***MSUA** the Financial statements for the period ending August 2024 and September 2024. **(4-0)**.

Board Members:

The Board reviewed the Corporate Transparency Act notifications submitted.

Budget

The Board reviewed the 2023-2024 Budget and the 2024-2025 drafted Budget. The Board made a motion to increase the monthly assessments to \$259.00 per month. **(4-0)**.

Management

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

The Board requested to begin process for replacing relief lines and correcting unauthorized color schemes.

Business

The Board reviewed the Earthquake insurance proposal for renewal. The renewal was approved by the Board. **(4-0)**.

Architectural

738 Via Otono (Room Addition) – the Board *MSUA the application as submitted. **(4-0)**.

Parking Patrol

Patrol One is to be fully reinstated at the beginning of 2025. Notices to be sent out to homeowners for awareness.

The general session was adjourned at 7:35 p.m.

The next general session meeting Tuesday, January 21, 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