

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, October 21, 2025
Video Tele-conference

Attendance

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

Absent: Kristen Robertson, Secretary; 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 6:34 p.m.

Executive Disclosure

Per California Civil Code 5705(c), this item serves to document action taken by the Board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the property mentioned below:

APN: 930-074-49

Homeowners Forum

There was one homeowner present.

Delegate Report

Jerry Anderson was not present to report.

Annual Calendar

The Board reviewed the calendar.

Minutes

The Board ***MSUA** the September 16, 2025, General Session Meeting Minutes as submitted. **(3-0)**

Financials

The Board ***MSUA** the financial statements for periods ending September 2025. **(3-0)**

- The Board reviewed the tracking of the special assessment. Reserve repayments need to be processed.
- Management to send the Board the information for the Columbia bank account.
- The Board reviewed the 2024 Taxes (\$34,750.00) paid from the reserve account.

2026 Budget

The Board reviewed the submitted draft budget. The Board made a motion to **approve** raising the monthly assessments by \$51.00 / 19.69% to a new total of \$310.00. **(3-0)**

Reserve Study

The Board ***MSUA** the reserve study submitted by Reserve Data Analysts. **(3-0)**

Insurance

The Board *MSUA the earthquake insurance from Prendiville Insurance Agency (\$23,302.78). **(2-1)**

Landscaping

The Board *MSUA the submitted proposal for tree maintenance from Park West. **(3-0)**

Business

The Board discussed red curb painting needed at the intersection of Via Espiritu and northern side entrance of Via Nublado for safety concerns. The Board *MSUA to ask Quickel Paving to paint after a proposal is submitted. **(3-0)**

The general session was adjourned at 7:51 p.m.

The next general session meeting will take place on Tuesday, November 18, 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