

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, November 18, 2025
Video Tele-conference

Attendance

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

Absent: Dan Gutierrez, President.

Also Present:

Kyle Merritt, Community Association Manager; Recording Secretary

Call to Order

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

Homeowners Forum

There were no homeowners present.

Delegate Report

Jerry Anderson was present. Nothing new to report.

Annual Calendar

The Board reviewed the calendar.

Minutes

The Board ***MSUA** the October 21, 2025, General Session Meeting Minutes as submitted. **(4-0)**

Financials

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

- The Board requested for accounting to provide a line item for repayment of special assessment back to reserve account.
- *The association has CDs maturing in December*
- *Management to schedule a financial meeting for the treasurer and accounting controller.*

Business

The Board reviewed the update for the annual election meeting to be held on November 25, 2025.

The Board ***MSUA** the red curb painting estimate #127688 from Quickel Paving on Via Umbroso. **(4-0)**

The Board reviewed the garage inspection and permit request for 714 Via Otono.

The general session was adjourned at 6:52 p.m.

The next general session meeting will take place on Tuesday, January 20, 2026 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