

Villagio at Ranch San Clemente Homeowners Association
General Session Meeting
Tuesday, November 19, 2024
Video Tele-conference

Attendance

Board Members Present: Dan Gutierrez, President; Bob Speidel, Vice President; Dan Enright, Treasurer; 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 6:30 p.m.

Homeowners Forum

There were two homeowners present.

Delegate Report

The pine trees along Calle del Cerro that are infested are to be removed. Dead trees will be replaced at a future date.

Annual Calendar

The Board reviewed the calendar. The Association garage sale is intended to take place in April, notices to be put to online sites.

Minutes

The Board ***MSUA** the October 15, 2024, General Session Meeting Minutes, as submitted. **(5-0)**

Financials

The Board ***MSUA** the Financial statements for the period ending October 2024 pending the following:

- Income Statement: Operating _ 4020-00 _ Reserve Interest Income shows a YTD actual of \$95,121.96 and clarification is needed on where / what that amount is.
- Account 10-1096- Due to Legal Settlement, needs to be repaid.

The Board made a motion to keep a \$15,000.00 balance of maturing CD's to be kept available when reinvesting. **(5-0)**

Budget

The Board ***MSUA** the 2024-2025 Budget with an increase to the monthly assessments at \$259.00 per month. **(5-0)**

The Board ***MSUA** the Reserve Study Report submitted from RDA. **(5-0)**

Business

The Board reviewed the Earthquake insurance policy and financing options.

The Board made a motion for Christmas lights and installation not to exceed \$300.00 for new lights. **(4-0-1).**

Architectural

706 Via Otono (Window/Door Replacement) – the Board ***MSUA** the application as submitted. **(5-0)**

Correspondence

The Board reviewed the community updates sent out for 2025 including the reinstatement of parking patrol.

The Board reviewed the request from 615 Via Espiritu for their architectural request.

The general session was adjourned at 7:56 p.m.

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