

Villagio I Homeowners Association  
**GENERAL SESSION MEETING MINUTES**  
**Thursday, November 19, 2020**  
**Zoom- Video Conference**

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**ATTENDANCE**

Board of Directors

Dan Gutierrez, President  
Bob Spiedel, Vice President  
Dan Enright, Treasurer  
Steve Weckerle, Secretary

Management

Jeff Jacobs, Community Association Manager

Recording Secretary

Jeff Jacobs

**CALL TO ORDER**

The Meeting was called to order at 6:33 p.m.

**EXECUTIVE SESSION DISCLOSURE**

Management informed the membership about what was discussed at the prior Executive Session Meeting, including the approval of minutes, delinquency report, member discipline and legal correspondence.

**HOMEOWNER FORUM**

No homeowners present.

**DELEGATE REPORT**

No report.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the General Session Meeting held October 15, 2020.  
Motioned, Seconded: "To approve the October 15, 2020 General Session Meeting minutes as submitted."

**Approved: 5-0**

**FINANCIALS**

The Board reviewed the financial statements for the period ending October 31, 2020 and correlating bank reconciliations."  
Motioned, Seconded: "To accept the financial statements for the period ending October 31, 2020, subject to year-end audit."

**Approved: 5-0**

**DELINQUENCY**

None

**CORRESPONDENCE**

The Board reviewed work order log, patrol one activity report, and correspondence sent and received since the last board meeting.

**APPLICATIONS FOR PARKING PERMITS**

721 Via Nublado- Board agreed to extend safe listing of vehicle. Application was denied. Board to discuss in further detail at the next meeting status of current vehicles that have been issued a parking permit.

### **ARCHITECTURAL**

The board reviewed the architectural log.

### **LANDSCAPE REPORT**

The Landscape Walkthrough was prior to the Board Meeting. The next scheduled Landscape Walkthrough will take place on January 21, 2020.

### **OLD BUSINESS**

- 1.The Board tabled the fence repairs at 762 Via Otono. Square footage of damage needs to be clarified.
- 2.The Board discussed 700 Via Otono repairs and looked at prior proposals. South Coast needs to set up appointment with ATI to get final repair bid.

### **NEW BUSINESS**

The Board reviewed the APM November 2020 chemical update. The Board agreed to stop services as of January 1, 2021. The Board and management to keep tabs on any pest activity within the community.

The Board reviewed the Trolley Trot correspondence and will be participating in this year's festivities.

The Board reviewed the settlement account disbursement.

The Board reviewed and approved the reserve study and 2021 budget provided by management in the supplemental packet. Approved: 3-2 (Bob and Steve Opposed)

### **NEXT BOARD OF DIRECTORS MEETING**

The next Board of Directors Meeting is scheduled for January 21, 2020 at 6:30 p.m.

### **ADJOURNMENT**

The General Session meeting adjourned at 7:25 p.m.

### **BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*This is to certify that Villagio I 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:

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Jeffrey Jacobs, RS

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Board Signature