

**Seascape Village Owners Association
General Session
April 22, 2015
Association Clubhouse**

Attendance

Board of Directors

Marcelino Lomeli, President
Nadine Cohen, Vice President
Bill Grey, Secretary
Hugh Bassett, Member at Large
Neila Burns, Treasurer

Management/Other

Sheryl Sharp, Curtis Management Company
Shanna Whitney, Recording Secretary

Call to Order

The meeting was called to order at 6:04 p.m.

Executive Session

President Lomeli informed the membership of what was discussed during the Executive Session Meeting, topics included: approval of meeting minutes, delinquencies, legal matters and member discipline.

Homeowners Forum

Twenty (20) homeowners were in attendance.

Topic discussed during homeowners forum were in regards to the drought tolerance landscape project, concrete repairs and water conservation suggestions.

Minutes

The Board *MSUA (Lomeli, Bassett) the General Session Meeting Minutes from the March 25, 2015 meeting, as amended. (5/0)

Financial

Treasurer N. Burns provided an overview of the financial report.

The Board reviewed the February 2015 Financial Statement.

The Board *MSUA (Grey, Cohen) the February 2015 financial statement, subject to audit. (5/0)

Delinquency

The Board reviewed and discussed the delinquency list.

SV-00020-2

The Board *MSUA (Burns, Bassett) to file a lien on the property, account number SV-00020-2. (5/0)

Committee Reports

Architectural

Committee chair reported that there are pending architectural requests.

*MSUA = Motioned, Seconded, Unanimously Approved

Landscape

Committee chair reported on landscape maintenance including:

- Irrigation is being completed one time a week, on Wednesdays for 10 minute increments.

- The Board has decided to seek proposals in hopes to hire a landscape firm in order to analyze the Associations irrigation and drainage issues and how to be more drought tolerant.

- Provided an overview on the amount of water consumption in regards to irrigation and residential usage, how Management keeps homeowners informed of potential leaks, and suggestions that will be listed in the upcoming newsletter.

Pools

Committee chair reported that all pools are now heated. Reported that the main pool was closed for approximately a week due to misc. repairs that were conducted.

Maintenance

Committee chair reiterated that the pool was closed due to clubhouse related repairs.

Presidents Report

President Lomeli reported that the local freeway widening project information will be available on the Association's website, that the membership will be kept up to date on community projects through the Association's newsletter and provided an overview of a recent community meeting held at city council and items that were voted on.

Traffic

Committee chair reported that there were no tows within the last month.

Correspondence

The Board reviewed the work order log, violation log, and correspondence sent/received since the last meeting.

3297 Paseo Gallita

The Board reviewed the correspondence in regards to a neighboring units lights shining into their home, neighboring shutters and plants outside of the gate. Board members will review the owner's concerns and report back to the Board for review at the next meeting.

The Board requested Management to send a letter stating that the plants outside the gate (Night Blooming Jasmines) will be the homeowners responsibility to maintain.

3325 Paseo Halcon

The Board *MSUA (Cohen, Grey) to approve the homeowners request of the removal of the Mimosa tree. (56)

Old Business

Drought

No action taken.

Project Priority Matrix

The Board reviewed the project priority matrix.

*MSUA = Motioned, Seconded, Unanimously Approved

Asphalt Proposals

The Board reviewed the acquired bids in regards to the asphalt project. The Board *MSUA (Grey, Cohen) the Oliver Mahon contract #1503062, subject to a map being provided showing areas of repair, for a total amount of \$19250.00.

Wood Inspection

Lomeli informed the membership that at notice and map has been mailed to the Association in regards to the wood inspections.

Architectural Review #3089 (Roofline)

The Board *MSUA (Grey, Cohen) the ARC application #3089 to convert the existing attic space to a loft, with conditions as noted. (5/0)

New Business

Maintenance Matrix

Addressed in Executive Session. No action.

Worker's Comp Insurance Renewal

The Board *MSUA (Burns, Grey) the CACM renewal proposal dated April 10, 2015, for the total amount of \$517.00 (5/0)

Reserve Study Proposal

The Board *MSUA (Cohen, Bassett) the RDA reserve study proposal dated April 1, 2015, without field inspection, for the total amount of \$975.00 (5/0)

Emergency Item (Pool)

The Board *MSUA (Cohen, Bassett) to ratify the Blue Balance replacement to a existing pool #1 heater, for the total amount of \$3677.50 (5/0)

Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, May 27, 2015.

Adjournment

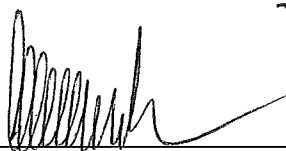
The meeting adjourned at 7:32 p.m.

BOARD CERTIFICATION AND APPROVAL OF MINUTES

This is to certify that Seascape Village Owners 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:

Shanna Whitney, RS



Board Signature

*MSUA = Motioned, Seconded, Unanimously Approved