

**Seascape Village Owners Association  
General Session  
August 26, 2015  
Association Clubhouse**

**Attendance**

Board of Directors

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

Secretary:

Bill Grey, Secretary (vacation, excused absence)

Management/Other

Sheryl Sharp, Curtis Management Company  
Jenna Campbell, Recording Secretary

**Call to Order**

The meeting was called to order at 6:00 p.m.

**Executive Session**

The following topics were discussed at the prior Executive Session Meeting: approval of meeting minutes, delinquencies, legal matters and contracts.

**Homeowners Forum**

Nine (9) homeowners were in attendance.

**Minutes**

The Board \*MSUA (Cohen, Bassett) the General Session Meeting Minutes from the July 22, 2015 meeting as submitted. (4/0)

**Financial**

Treasurer, N. Burns, provided an overview of the Association's current financial standings.

The Board reviewed the July 2015 Financial Statement.

The Board \*MSUA (Cohen, Bassett) the financial statement for the period ending July 2015, subject to year-end audit. (4/0)

**Investments**

The Board reviewed the investment maturity schedule. The Board agreed not to reinvest \$110k (maturing in September) in a one (1) year CD and to have it remain as liquid funds for maintenance items coming up.

**Delinquency**

The Board reviewed the delinquency list.

**Committee Reports**

Architectural

Committee chair Carolyn Novotny updated the Board on the pending architectural requests.

\*MSUA = Motioned, Seconded, Unanimously Approved

### Landscape

Committee chair reported on the previous landscape architect committee meetings. The landscape architect committee will be interviewing two (2) landscape architects next week. Committee chair discussed a letter that the Board received from the City in regards to the Association's reduced water consumption (35%). The Board to request that the City allow the Association to water two (2) times per week.

### Maintenance

Committee chair reported on concrete repairs/replacement.

### Pools

Committee chair reported on chlorine acid content testing per the health department regulations. Committee chair further discussed the option of reverse osmosis (instead of acid washing) and drainage. Lastly, committee chair discussed draining and acid washing the pools every 5-7 years.

### Community Projects

Committee chair reported that the garage sale will be held on September 19, 2015 from 8 am-2 pm. It will be advertised in the newsletter and a flyer was included with the billing statement.

### Traffic

Committee chair reported that over the last month there have been a few abandoned vehicles parked in the fire lanes. The vehicles have been towed accordingly. There has been an increase in the number of vehicles parked on the street. The committee chair asked the Board if they would like the patrol company to do an additional patrol during the day to cite and tow passenger vehicles parked in the streets designated as fire lanes. The Board concurred and approved an additional patrol during the day for two (2) weeks.

### **Correspondence**

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

### 3499 Paseo Flamenco

The Board \*MSUA (Cohen, Bassett) to reimburse the homeowner for the towing of their vehicle due to the driveway being replaced by the Association in the amount of \$280. (4/0)

### **Old Business**

#### Drought

The Board reviewed the correspondence from South Coast Water District in regards to the reduction in water usage.

#### Project Priority Matrix

The Board discussed project priorities.

#### Wood Repair

The Board reviewed the wood inspection report/proposal from Pro-Tech Painting.

The Board \*MSUA (Bassett, Burns) the proposal in the amount of \$352,100 (expensed to 3166). (4/0)

#### Maintenance Matrix

The Board tabled this matter.

\*MSUA = Motioned, Seconded, Unanimously Approved

Concrete

The Board reviewed the concrete inspection report.

**New Business**

LaFave Proposal

The Board \*MSUA (Burns, Bassett) the bid from James LaFave to replace the small section of sidewalk at 402 Paseo Ganso in the amount of \$650 (expensed to 3176). (4/0)

Escrow Disclosure

The Board reviewed the escrow disclosure statement. No changes are to be made at this time.

Alan Smith Pool

The Board reviewed reverse osmosis information.

Annual Meeting & Appointment of Inspectors

The Board \*MSUA (Bassett, Cohen) Katie Brown, Mike Nelson, and Carrie Bolstead as the Inspectors of Election. (4/0)

RoofLife Preventative Maintenance Proposal

The Board \*MSUA (Bassett, Burns) the proposal in the amount of \$7,082.00 (expensed to 3160). (4/0)

**Next Meeting**

The next General Session Board Meeting is scheduled for Wednesday, September 23, 2015.

**Adjournment**

The meeting adjourned at 7:15 p.m.

**BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*This is to certify that Seascope 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:

\_\_\_\_\_  
Jenna Campbell, RS

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Board Signature