

**Seascope Village Owners Association  
General Session  
February 17, 2016  
Association Clubhouse**

**Attendance**

Board of Directors

Bill Grey, President

Nadine Cohen, Vice President

Hugh Bassett, Member at Large

Neila Burns, Treasurer

Absent

Tom Polinko, Board Member (excused absence)

Management/Other

Sheryl Sharp, Curtis Management Company

Shanna Whitney, Recording Secretary

**Call to Order**

The meeting was called to order at 6:18 p.m.

**Executive Session**

President Grey informed the membership that the following topics were discussed at the prior Executive Session Meeting: approval of meeting minutes, legal matters and the review of delinquencies where the Board voted to file for non-judicial foreclosure for APN# 691-097-01.

**Homeowners Forum**

Five (5) homeowners were in attendance.

The following topics were discussed during homeowner forum: guests in the pools and driving concerns.

**Minutes**

The Board \*MSUA (Basset, Cohen) the General Session Meeting Minutes from the January 27, 2016 meeting, as submitted. (4/0)

**Financial**

Treasurer N. Burns provided an overview of the Associations financial standings.

The Board reviewed and \*MSUA (Bassett, Cohen) the January 2016 financial statement, subject to year-end audit. (4/0)

**Investments**

The Board reviewed the investment recommendations provided by Wells Fargo. The Treasurer provided an overview of the current investments and options for quarterly maturities vs. monthly. Treasurer N. Burns will contact Wells Fargo to discuss upcoming investments.

**Delinquency**

No action was required.

**Committee Reports**

Architectural Report

The Board President reported that there are pending architectural requests.

\*MSUA Motioned, Seconded & Unanimously Approved.

\*MSUD Motioned, Seconded & Unanimously Declined.

\*MSA Motioned, Seconded & Approved.

\*MSD Motioned, Seconded & Declined.

### Gate Replacement

The Architectural Committee sought guidance on an application for gate replacement. Additional information will need to be obtained and reviewed by the Board.

### Landscape

The Committee chair reported the following:

1.The 400 Village street pear trees received the first of two spray applications of a fungicide in February. This treatment is similar to what has been completed during the past several years to reduce Fire Blight and preserve the trees. 2.The landscape crew completed the landscape maintenance of the Gallita Loop and will be working in the Halcon Loop. 3.Irrigation of all landscape areas has been reduced to one day per week based on the recent updated mandate of the South Coast Water District since there has not been significant rain this winter. Limited additional irrigation is only done to the entrance medians areas. If the drought continues plants will continue to be in stress and die. Currently, no plant replacements will occur of previous dead shrubs, groundcover, and lawns because of the limited irrigation mandate. 4.There was no significant damage during the recent major wind storms in the Village, other than one car windshield which was broken by a fallen limb.

### Maintenance Report

The Committee chair provided an overview of current maintenance projects.

### Pools

The Committee chair reported there wasn't any vandalism reported this month and the suggestion of potentially increasing the amount of lighting in the pool area.

### Presidents Report

President Grey provided an overview of the pear spraying schedule, the holes in the fence with Cal-Trans, cement repairs, and the wood repairs.

### Traffic

President provided an overview of parking violations of the community

### Welcoming Committee

The Board \*MSUA (Bassett, Burns) to open a petty cash fund of \$100.00 with the check made out to the Committee Chairperson and \$20.00 allowed for each new owner. Management advised that receipts would need to be submitted for additional petty cash checks going forward.

The Board \*MSUA Management to have approximately 30 booklets printed of the Rules and Regulations.

### **Correspondence**

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

The Board requested Management to respond to South Coast Water District explaining that the homes are not individually metered and it is difficult to enforce compliance to require a reduction.

### **Old Business**

#### Master Landscape Plan

The Board reviewed, held discussion and \*MSUA (Grey, Bassett) the Landscape Architectural Services by KTU+A proposal dated February 9, 2016, for the scheduling of a Town Hall meeting date for \$680.00 or 4 hours of principal time. The Board would like to schedule the date to be on the weekend.

\*MSUA Motioned, Seconded & Unanimously Approved.

\*MSUD Motioned, Seconded & Unanimously Declined.

\*MSA Motioned, Seconded & Approved.

\*MSD Motioned, Seconded & Declined.

Project Priority Matrix

The Board reviewed the project priority matrix.

Wood Repair

The Board reviewed the wood inspection report.

Concrete Repair/Replacement

The Board reviewed the concrete inspection report.

**New Business**

Blue Balance Pool Proposal

The Board held discussion of the proposal and options to implement daily testing and recording of the pool chemicals. The Board requested that the Committee chair request a discount or modified contract.

The Board \*MSUA (Grey, Bassett) to accept the Blue Balance contract for a period of 6 months at a monthly rate of \$924.00.

**Next Meeting**

The next General Session Board Meeting is scheduled for Wednesday, March 16, 2016.

**Adjournment**

The meeting adjourned at 7:33 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:

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Shanna Whitney, RS

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Board Signature

\*MSUA Motioned, Seconded & Unanimously Approved.  
\*MSUD Motioned, Seconded & Unanimously Declined.

\*MSA Motioned, Seconded & Approved.  
\*MSD Motioned, Seconded & Declined.