

**Seascape Village Owners Association  
General Session  
January 27, 2016  
Association Clubhouse**

**Attendance**

Board of Directors

Bill Grey, President  
Nadine Cohen, Vice President  
Hugh Bassett, Member at Large  
Neila Burns, Treasurer  
Tom Polinko, Member at Large

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 was discussed during the Executive Session Meeting, including: approval of meeting minutes, delinquencies, legal matters, and member discipline.

**Homeowners Forum**

Eighteen (18) homeowners were in attendance.

**Minutes**

The Board \*MSUA (Burns, Polinko) the General Session Meeting Minutes from the November 18, 2015 and December 30, 2015 meetings. (5/0)

**Financial**

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

The Board reviewed the November and December 2015 financial statements.

The Board \*MSUA (Bassett, Cohen) the financial statements for the periods ending November and December 2015, subject to year-end audit. (5/0)

**Investments**

The Board reviewed the investment recommendation provided by Wells Fargo.

The Board \*MSUA (Burns, Cohen) the quarterly investments of CD's.

**Delinquency**

The Board reviewed the delinquency list.

SV-00149-1

The Board \*MSUA (Cohen, Burns) to lien the property.

SV-00185-3

The Board \*MSUA (Cohen, Burns) to lien the property.

\*MSUA = Motioned, Seconded, Unanimously Approved

## **Committee Reports**

### Architectural

B. Grey reported on the five (5) pending architectural requests.

### Landscape

Committee chair reported the following:

The landscape crew completed the routine maintenance of the Flamenco loop and is working in the Gallita loop, before proceeding to the Halcon loop.

Irrigation of all landscape has been reduced to one day per week or none based on weather conditions. Mowing and edging has also been reduced to every other week based on the reduced growth of lawns.

The landscape crew has repaired and/or replaced several area drains throughout the Village to reduce any potential flooding problems.

A pear street tree at 470 Camino Alondra was root pruned and root barriers were installed by landscape crew to reduce future root damage to sewer line.

There was no damage to trees throughout the Village from recent storms.

### Maintenance

Committee chair reported on the ongoing cement project.

### Pools

Committee chair reported on after hour concerns and vandalism. Committee chair instructed residents to contact the police department if they see any suspicious activity.

### Presidents Report/Community Projects

B. Grey reported on the wood repair project. Homeowners will be notified seventy-two (72) hours prior to any work starting on their property. Wood repair project is expected to last about four (4) months.

### Traffic

B. Grey reported that there were two (2) tows in December and one (1) tow in January.

## **Correspondence**

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

The Board reviewed the reimbursement request from the homeowner on Camino Alondra. Homeowner requested reimbursement in the amount of \$506.05 for the plumbing repairs caused by tree roots belonging to the Association.

The Board \*MSUA (Grey, Bassett) the homeowners request for reimbursement in the amount of \$506.05. (5/0)

## **Old Business**

### Master Landscape Plan – Drought

Town hall meeting to be held to discuss plan – date to be determined.

\*MSUA = Motioned, Seconded, Unanimously Approved

### Concrete Repair/Replacement

The Board \*MSUA (Grey, Bassett) the following concrete repairs/replacements: (5/0)

3366 Paseo Halcon - \$5,900  
3370 Paseo Halcon - \$5,400  
3473 Paseo Flamenco - \$7,200  
3374 Paseo Halcon - \$5,400

The Board \*MSUA (Grey, Bassett) the following concrete repairs/replacements and four additional repairs (not to exceed \$2,500): (5/0)

472 Camino Alondra - \$300  
405 Paseo Ganso - \$325  
3248 Paseo Gallita - \$325  
411 Paseo Ganso - \$250

### **New Business**

#### Committee Appointment

The \*MSUA (Grey, Bassett) to appoint Chuck Bush as a member of the Architectural Committee. (5/0)

The Board \*MSUA (Grey, Bassett) to appoint the following homeowners as members of the Welcome Committee: Trudy Parks, Lisa Passarelli, Claudia Posvar. (5/0)

#### Landscape

The Board reviewed the proposal from South Coast Gardening for the installation of 44 – 5 gallon plants and 2 – flats of Gazania to be placed in bare areas throughout the Association.

The Board \*MSUA (Cohen, Bassett) the proposal in the amount of \$1,154. (5/0)

#### **Next Meeting**

The next General Session Board Meeting is scheduled for Wednesday, February 17, 2016.

#### **Adjournment**

The meeting adjourned at 7:52 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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Jenna Campbell, RS

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Board Signature

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