

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

Attendance

Board of Directors

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

Absent:

Bill Grey, Secretary (Vacation)

Management/Other

Sheryl Sharp, Curtis Management Company
Jenna Campbell, Recording Secretary

Call to Order

The meeting was called to order at 6:02 p.m.

Executive Session

President Lomeli informed the membership of what was discussed during the Executive Session Meeting, including: approval of meeting minutes, delinquencies, legal matters and contracts.

Homeowners Forum

Five (5) homeowners were in attendance.

Minutes

The Board *MSUA (Burns, Bassett) the General Session Meeting Minutes from the June 24, 2015 meeting, with corrections. (4/0)

Financial

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

The Board *MSUA (Lomeli, Bassett) to reinvest the three (3) CD's. (4/0)

The Board reviewed the June 2015 financial statement.

The Board *MSUA (Cohen, Bassett) the June 2015 financial statement, subject to year-end audit. (4/0)

Delinquency

The Board reviewed the delinquency list.

SV-00037-1

The Board *MSUA (Burns, Bassett) to file a lien on the property.

Committee Reports

Architectural

Committee chair not in attendance. The Board reviewed the pending architectural request from the owner of 3439 Paseo Flamenco. The Board *MSUA (Burns, Cohen) the architectural request as submitted with the comments made by the Committee. (4/0)

Landscape

Committee chair reported that 160 yards of mulch have been placed throughout the community. The landscapers are currently working on the Halcon loop – mowing cycle occurs every two weeks. All of the trees are doing well with the exception of an Alder tree that died over time due to a lack of water and the twelve (12) Pear trees that were given supplemental water. There has not been many landscape issues involving insects.

*MSUA = Motioned, Seconded, Unanimously Approved

Maintenance

Committee chair reported that James La Fave will start working on walkway repairs at 3411 Paseo Flamenco beginning Tuesday. He will then address specific cul-de-sac patchwork on Paseo Ganso.

Pools

Committee chair reported that there has been vandalism at pool #2. The gate lock was smashed and the faucet was broken to inside the tile of the shower – this has yet to be repaired, the water has been turned off. A plumber will be coming to inspect and will provide a proposal for repairs.

Community Projects

Committee chair reported that the yard sale will be held on September 19, 2015. Trish Ragland has volunteered to be the coordinator.

Traffic

Committee chair reported that there has been one (1) tow in the last month. Homeowners have been requesting parking passes for guests.

Correspondence

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

Old Business

Drought

The Board reviewed the irrigation usage report prepared by management for 2013-2015.

Project Priority Matrix

The Board reviewed the project priority matrix.

New Business

Annual Audit

The Board reviewed the proposal from Beck & Company for preparation of the annual review.

The Board *MSUA (Burns, Cohen) the proposal from Beck & Company in the amount of \$1,150.00. (4/0)

Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, August 26, 2015.

Adjournment

The meeting adjourned at 7:00 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

Board Signature

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