

**Seascape Village Owners Association
General Session
June 24, 2015
Association Clubhouse**

Attendance

Board of Directors

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

Management/Other

Sheryl Sharp, Curtis Management Company
Allegra Cody, Recording Secretary

Call to Order

The meeting was called to order at 6:09 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 member discipline.

Homeowners Forum

Eleven (11) homeowners were in attendance.

Topics discussed were landscape and irrigation concerns in relation to the current drought.

Minutes

The Board *MSUA (Grey, Burns) the General Session Meeting Minutes from the May 27, 2015 meeting as submitted. (5/0)

Financial

Treasurer, N. Burns, provided an overview of the Association's current financial standings. The Board reviewed the May 2015 Financial Statement.

The Board *MSUA (Bassett, Grey) the financial statements for the period ending May 31, 2015, subject to year-end audit. (5/0)

Delinquency

The Board reviewed the delinquency list.

The Board *MSUA (Grey, Bassett) to record a lien on account number 00149-1. (5/0)

Committee Reports

Architectural

The Board reviewed the Architectural Modification Report for the date range of May 20, 2015 to June 18, 2015.

All architectural applications will be mailed to the acting Architectural Chair Carolyn Novotny starting July 1, 2015.

Landscape

Committee Chair reported on the following landscape matters: Mulch is still in the process of being dispersed, the watering schedule continues to be one day a week, the landscape company is mowing once every other week and leaving the grass at 3" to help retain moisture. The 400 pear street trees have not sustained any fire blight disease due to our tree maintenance program that includes not trimming the trees during the warm months.

Maintenance

Committee Chair reported that a few minor maintenance items have been performed throughout the Community.

Pools

Committee chair reported that a new motor was installed in pool three.

Community Projects

The Board discussed potential dates for the Community Garage sale. The Board agreed that the Community Garage Sale would take place on Saturday, September 19, 2015.

Traffic

Committee chair reported that there were two (2) tows within the last month.

Correspondence

The Board reviewed the work order log, violation log, and correspondence sent/received since the last meeting. The Board had a discussion regarding the aesthetic standards of the garage doors throughout the community.

Account #00152-3

The Board reviewed the homeowner request for reimbursement for towing that occurred in result of the lack of a visible pass. The Board *MSUA (Burns, Grey) to deny the homeowner's request for towing reimbursement. (5/0)

Old Business

Drought

The Board reviewed the mulch specifications in regards to the drought.

Project Priority Matrix

The Board reviewed the Project Priority Matrix.

Asphalt Repair Map

The Board reported on the current, on-going asphalt repairs being performed in the Community.

Maintenance Matrix

The Board reviewed two options of the Maintenance Matrix. The Board *MSUA (Cohen, Grey) the five column version for the Maintenance Matrix. (5/0)

Concrete

The Board reviewed the correspondence in regards to the concrete sidewalk and driveway at 3499 Paseo Flamenco. La Fave Builders recommended replacement of the sidewalk and the driveway due to the change in grading and cracking concrete. The Board *MSUA (Cohen, Grey) the recommendation, as stated in an e-mail proposal dated June 17, 2015, in the amount of \$8,750.00. (5/0)

New Business

Architectural Request #3308

The Board reviewed the architectural application for the replacement of the sliding glass door. The Board agreed to table this application pending the review of the City's building department.

Landscape Architect Committee

The Board *MSUA (Grey, Bassett) the election of new members of the Landscape Committee. The members will be: Harvey Bauer, Carrie Bolstad, Mike Nelson, Marcelino Lomeli and Nadine Cohen. (5/0)

Insurance Renewal

S. Sharp of Curtis Management provided a summary of the insurance renewal and the reasoning for the increase in the premium, which is due to the open claim for the fire damage. The Board reviewed and *MSUA (Bassett, Burns) the proposal from LaBarre/Oksnee Insurance, for a total annual premium of \$112,999.00 for the period starting June 27, 2015 through June 27, 2016. (5/0)

Blue Balance Estimate

Grey made a motion to ratify the approval of Estimate #482 from Blue Balance Pool Service dated June 3, 2015 for the motor replacement at pool three in the amount of \$669.62. *MSUA (5/0)

Wells Fargo Investment Recommendations

The Board reviewed the correspondence from the Wells Fargo Advisors. The Board *MSUA (Bassett, Cohen) the recommendation dated June 9, 2015 from Jerrold Beyer to invest \$115,000.00 in July of 2016. (5/0)

Emergency Business

No emergency items were discussed.

Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, July 22, 2015.

Adjournment

The meeting adjourned at 7:10 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:

Allegra Cody, RS

Board Signature