

**Seascape Village Owners Association
General Session
November 18, 2015
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

Management/Other

Sheryl Sharp, Curtis Management Company
Jenna Campbell, Recording Secretary

Call to Order

The meeting was called to order at 6:06 p.m.

Executive Session

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

Organizational

The Board *MSUA (Burns, Bassett) the appointment of the following officers: (4/0)

Bill Grey as Board President
Nadine Cohen as Vice President (Pool Committee Liaison)
Neila Burns as Treasurer
Hugh Bassett as Member at Large (Landscape And Maintenance Committee Liaison)
Tom Polinko as Secretary (Architectural Committee Liaison)

Homeowners Forum

Nine (9) homeowners were in attendance.

Minutes

The Board *MSUA (Cohen, Burns) the General Session Meeting Minutes from the October 28, 2015 meeting, with the following correction: remove last sentence from Pool Committee report. (4/0)

Financial

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

The Board reviewed the October 2015 Financial Statement.

The Board *MSUA (Cohen, Bassett) to authorize Neil Burns to invest the CD's in December. (4/0)

The Board *MSUA (Bassett, Burns) the financial statement for the period ending October 2015, subject to year-end review. (4/0)

Investments

The Board reviewed the investment recommendations provided by Wells Fargo.

*MSUA = Motioned, Seconded, Unanimously Approved

Delinquency

The Board reviewed the delinquency list.

Committee Reports

Architectural

Committee Chair reported on the pending architectural requests.

Landscape

Committee Chair submitted a report of the following:

The 400 Village street pear trees were trimmed. The trimming was completed to coincide with the maintenance program to limit future fire blight problems. Along with the trimming, the trees will be receiving two spray applications of a fungicide early next year. This treatment is similar to what has been completed during the past several years to preserve the trees.

The landscape crew completed the maintenance of the Flamenco loop and will proceed to the Gallita loop.

Irrigation of all landscape has been reduced to one day per week based on the cooler weather conditions. Mowing and edging has also been reduced to every other week based on reduced growth.

The three street median entrances were planted with cool season color plantings.

A pear street tree was removed due to root rot and the potential to fall over at 3423 Paseo Flamenco.

Maintenance

Committee chair reported that three cement repairs/replacements have been completed on Paseo Halcon. More repairs/replacements will be completed in order of severity.

Pools

Committee chair discussed the gate issue at pool #3.

Presidents Report

No report.

Correspondence

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

Old Business

Landscape Plan/Drought

The Board discussed the landscape master plan opinion survey results and tabled the matter for further review. The results were: Funded By Reserves-68; Funded By One-Time Special Assessment-36; Do Not Develop a Master Plan-79.

Project Priority Matrix

The Board discussed project priorities.

Wood Repair

The Board reviewed wood repair report.

*MSUA = Motioned, Seconded, Unanimously Approved

La Cresta Backflow Replacement

The Board reviewed the proposals/contracts from La Cresta Backflow.

The Board *MSUA (Burns, Cohen) to ratify the approval to replace the backflow device behind 3733 Paseo Halcon in the amount of \$710. (4/0)

Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, January 27, 2016.

Adjournment

The meeting adjourned at 7:15 p.m.

BOARD CERTIFICATION AND APPROVAL OF MINUTES

This is to certify that Seascapes 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