

**Seascape Village Owners Association
General Session
October 28, 2015
Association Clubhouse**

Attendance

Board of Directors

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

Absent:

Neila Burns, Treasurer (Excused)
Bill Grey, Secretary (Vacation, Excused)

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

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

Homeowners Forum

Sixteen (16) homeowners were in attendance.

Minutes

The Board *MSUA (Bassett, Cohen) the General Session Meeting Minutes from the September 23, 2015 meeting with the following additions/corrections: Bill Grey excused absence (vacation), Architectural: Board directed the Architectural Committee to have owners install air conditioning units in the plans that have atriums as the first priority, Concrete Repair/Replacement: H. Bassett to review the current inspection list with the contractor, The Soto Company: Board approved removal of one (1) Eucalyptus tree adjacent to the city street light for safety. (3/0)

Financial

M. Lomeli provided an overview of the Association's current financial standings.

The Board reviewed the September 2015 Financial Statement.

The Board *MSUA (Cohen, Bassett) the financial statement for the period ending September 2015, subject to year-end audit. (3/0)

Investments

The Board reviewed the investment recommendations provided by Wells Fargo.

Delinquency

The Board reviewed the delinquency list.

Committee Reports

Architectural

No report.

*MSUA = Motioned, Seconded, Unanimously Approved

Landscape

Committee chair reported that the landscape crew just finished landscape maintenance on the Flamenco loop. Tree trimming has been underway on Mira Costa and the arborist wrote a report relative to the trees inspected. Committee chair further reported on the pruning of the Pear trees in the village to prevent firefly damage – proposal to spray pears included in Board packet.

Maintenance

Committee chair reported that a few cement repairs have been made.

Pools

Committee chair reported that pool #1 will be heated for use in the winter months. Committee chair further reported that the gate at pool #3 is suspect – it may not pass health inspection as the framework is bent and out of shape. Committee chair reminded membership that any beach/pool toys must be washed off before use in the pool so that sand does not collect.

President's Report

M. Lomeli's report to be included in the next newsletter.

Community Projects

No report.

Traffic

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 reviewed landscape master plan opinion survey. Board unanimously agreed to mail survey to membership.

Project Priority Matrix

The Board discussed project priorities.

Wood Repair

The Board reviewed the wood repair notice.

Concrete

The Board reviewed the concrete inspection report.

The Board *MSUA (Bassett, Cohen) concrete replacement in the amount of \$31,900 in various locations. (3/0)

RoofLife Preventative Maintenance

The Board reviewed the correspondence regarding preventative maintenance start date.

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New Business

Soto Co. Report

The Board reviewed the tree assessment report from The Soto Company.

Management to inform owners of 3282 and 3290 Paseo Gallita that their request for tree removal has been denied, as recommended by arborist.

The Board *MSUA (Cohen, Bassett) to remove the center tree at 3437 and 3439 Paseo Flamenco per the arborists recommendation. (3/0)

The Board *MSUA (Bassett, Cohen) to obtain a second opinion regarding the status of the Kaffirboom coral tree located in the clubhouse parking lot. (3/0)

RPW Proposal

The Board reviewed the proposal from RPW Services to spray/treat 400 Pear trees.

The Board *MSUA (Bassett, Cohen) the proposal in the amount of \$7,800. (3/0)

Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, November 18, 2015.

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

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