

**Seascape Village Owners Association
General Session
September 23, 2015
Association Clubhouse**

Attendance

Board of Directors

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

Absent

Bill Grey, Secretary (Vacation, Excused)

Management/Other

Sheryl Sharp, Curtis Management Company
Shanna Whitney, Recording Secretary

Call to Order

The meeting was called to order at 6:18 p.m.

Executive Session

President Lomeli informed the membership that the following topics were discussed at the prior Executive Session Meeting: approval of meeting minutes, delinquencies, legal matters and contracts.

Homeowners Forum

Nine (9) homeowners were in attendance.

The following topics were discussed during homeowners forum: guests in the pools, neighbor maintenance responsibilities, parking concerns, and skateboard use in the community.

Minutes

The Board *MSUA (Basset, Cohen) the General Session Meeting Minutes from the August 26, 2015 meeting, as submitted. (4/0)

Financial

Treasurer N. Burns provided an overview of the Associations financial standings.

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

Delinquency

The Board reviewed and discussed the delinquency list.

Committee Reports

The Board President reported that there are pending architectural requests.

Architectural

The Board directed the Architectural Committee to have owners install air conditioning units in the plans that have atriums as the first priority.

*MSUA Motioned, Seconded & Unanimously Approved.

*MSA Motioned, Seconded & Approved.

*MSUD Motioned, Seconded & Unanimously Declined.

*MSD Motioned, Seconded & Declined.

(3319 Paseo Halcon) remove (2) two windows

The Board *MSUA the Architectural Application with the condition that:

- 1) Owner or contractor shall obtain a city building permit.
- (2) Owner or contractor shall provide a copy of the final permit and signed plan(s) approval from the city, to Management when the work is completed.
- (3) Upon completion of the work, inform Curtis Management by submitting a Completion Notice (Page 4 of the Architectural Agreement) and the enclosed Maintenance Liability Waiver.

Landscape

The Committee chair reported on landscape maintenance including that the drains are being cleaned in anticipation for the predicted El Nino.

Maintenance Report

The Committee chair reported that the cement work has been completed on Paseo Flamenco and Paseo Ganzo.

Pools

Management brought a homeowner concern to the Boards attention in regards to witnessing a guest reach over the gate and pulling the lever to open it despite a shield being in place. The Board held discussion on adding additional preventative measures to the wrought iron shield to ensure the pool entrance gates could not be opened from the exterior.

Maintenance

The Committee chair reported that the main pool was closed due to clubhouse related repairs.

Presidents Report

President Lomeli reported the following: the annual election is coming up, the community garage sale went well, provided a day time patrol update and instructed Management to extend the service through the end of the week.

Correspondence

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

3264 Paseo Gallita

The Board reviewed and provided information in regards to a homeowner request to have a tree removed.

The Board *MSUA (Basset, Cohen) to have an arborist evaluate the tree in question as well as additional trees of concern at a cost to not exceed \$1000.00. (4/0)

The Board requested that Management send a response letter to the owner stating the tree will be reviewed.

3282 Paseo Gallita

The Board reviewed correspondence in regards to the drought tolerance landscaping and the addition of decorative mushrooms in the rock garden, an inflatable pool and patio furniture on the common area.

Old Business

Drought

The Board reviewed correspondence by the South Coast Water District in regards to the Association reducing water consumption in the last period.

Project Priority Matrix

- *MSUA Motioned, Seconded & Unanimously Approved.
- *MSA Motioned, Seconded & Approved.
- *MSUD Motioned, Seconded & Unanimously Declined.
- *MSD Motioned, Seconded & Declined.

The Board reviewed the project priority matrix and the Maintenance Responsibility Checklist.

Maintenance Matrix

The Board reviewed and *MSUA (Cohen, Bassett) to adopt the Maintenance Responsibility Checklist with the modifications/additions of the following: 8. Originally installed. 15. Chimney-Owner 16. Skylight-Owner. (4/0)

Wood Repairs

The Board held discussion on setting a schedule for the wood repairs to begin January 11, 2016.

Concrete Repair/Replacement

The Board reviewed the concrete inspection report. H. Bassett to review the current inspection list with the contractor.

Rooflife Preventative Maintenance

The Board reviewed the RoofSAVE Renewal Contract.

New Business

The Soto Company

The Board reviewed and *MSUA (Cohen, Bassett) the Soto Company proposal #2808, for tree trimming throughout the community for a total cost of \$3,515.00 and removal of one (1) Eucalyptus tree adjacent to the city street light for safety. (4/0)

Reserve Study Proposal

The Board reviewed *MSUA (Bassett, Cohen) the RDA reserve study report date August 26, 2015. (4/0)

2016 Proposed Budget

The Board reviewed and *MSUA (Basset, Cohen) the proposed budget for the date period of January 1, 2016-December 31, 2016, including a rate of \$335.00/month for dues. (4/0)

The Board President stated that this reflects a necessary increase in dues.

Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, October 28, 2015.

Adjournment

The meeting adjourned at 7:33 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:

Shanna Whitney, RS

Board Signature

*MSUA Motioned, Seconded & Unanimously Approved.

*MSA Motioned, Seconded & Approved.

*MSUD Motioned, Seconded & Unanimously Declined.

*MSD Motioned, Seconded & Declined.