

**Seascope Village Owners Association
General Session
July 27, 2016
Association Clubhouse**

Attendance

Board of Directors

Bill Grey, President

Nadine Cohen, Vice President

Neila Burns, Treasurer

Hugh Bassett, Member at Large

Absent

Tom Polinko, Secretary

Management/Other

Sheryl Sharp, Curtis Management Company

Shanna Whitney, Recording Secretary

Call to Order

The meeting was called to order at 6:00 p.m.

Executive Session

President Grey informed the membership that the following topics were discussed at the prior Executive Session Meeting: approval of meeting minutes, third party contracts, legal matters, member discipline and the review of delinquencies.

Homeowners Forum

Thirty-three (33) homeowners were in attendance.

Financial

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

The Board reviewed and *MSUA (Burns, Cohen) the June 2016 financial statement, subject to year-end review. (4/0)

Investments

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

Minutes

The Board *MSUA (Cohen, Burns) the General Session Meeting Minutes from the June 22, 2016 meeting, as submitted. (4/0)

Delinquency

The Board reviewed and held discussion to *MSUA (Burns, Cohen) to approve the lien of account SV-00016-1, if payment is not received by 8/8/16. (4/0)

Committee Reports

Architectural Report

Coordinator reported that there are pending architectural requests and incomplete applications were returned as denied.

*MSUA Motioned, Seconded & Unanimously Approved.

*MSUD Motioned, Seconded & Unanimously Declined.

*MSA Motioned, Seconded & Approved.

*MSD Motioned, Seconded & Declined.

Landscape Report

A member of the Committee provided the Committee Chairperson's Report, which stated the following:

1. The landscape crew has completed performing maintenance of the Gallita Loop and has progressed to the Halcon Loop. The trimming of hedges throughout the Village has been minimal so as not to further stress the plants during the drought and limited irrigation.
2. Irrigation of all landscape areas was limited to one day, but in the last month has been increased to two days per week based on the mandate of the South Coast Water District. Hopefully with irrigation increased, plants including lawns will not be as stressed so as to survive during the remaining months of summer. Plant replacements of dead shrubs, groundcover, and lawns cannot occur presently because of the limited irrigation restrictions. Residents should be reminded that irrigation within their property should be limited in order to conserve water for the entire Village allotment that is monitored closely by the Water District.
3. The extended weather forecast for this fall and winter is that the drought to continue for the 5th straight year of due to a "La Nina" or dry weather condition. The eucalyptus trees in the Village are exhibiting a heavy leaf drop due the drought.
4. The Red Apple Ice Plant in the Village that sustained fungus damage earlier this year appears to be recovering from the fungus.
5. The Landscape Committee continued to review, at the request of President Bill Grey a request by the Ocean Del Rey Estates to remove several Village trees and shrubs located along the eastern property line adjacent to the new development. The Committee recommended only to side trim the trees along the property line, instead of removing them and the trimming was completed. The developer was in concurrence with this trimming program.

President Grey reported on the status of the Del Rey Project agreement.

Maintenance Report

The coordinator provided an overview of current maintenance projects including: ongoing concrete repairs and the wood repair status.

Pools

The Committee chair reported the following:

Pool #2 and #3 has re-enforced the fencing. A resident reported that the water use at the pool shower has increased. The pool vendor has provided a list of equipment inventory.

Presidents Report

President Grey reported thanked the volunteers that helped organize the Christmas decorations. He announced that the September meeting would be scheduled for September 21st, 2016 and that the Annual Garage Sale would be held Saturday, September 17th, 2016.

Traffic

President Grey provided an overview of parking violations of the community that included twenty-five (25) citations and one (1) tow.

Correspondence

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

President Grey provided an overview from the South Coast Water District that the efforts to reduce potable water were successful.

*MSUA Motioned, Seconded & Unanimously Approved.

*MSUD Motioned, Seconded & Unanimously Declined.

*MSA Motioned, Seconded & Approved.

*MSD Motioned, Seconded & Declined.

Old Business

Master Landscape Plan

The Board announced that they have tabled discussion of a master landscape plan at this time in order to investigate and review other options. The Board additionally announced that they would not appoint a Master Landscape Sub-Committee at this time, as the Master Landscape Plan is tabled at this time.

Wood Repair

President Grey provided an overview of the status of the Association wood repairs.

Concrete Repair/Replacement

No action taken.

New Business

Ad-hoc Master Landscape Plan Committee Appointment

The Board announced that they would not appoint a Master Landscape Sub-Committee at this time, as the noted under Old Business.

Parking

Tabled

Emergency Business

No discussion was held.

Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, August 24, 2016.

Adjournment

The meeting adjourned at 7:40 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:

Shanna Whitney, RS

Board Signature