

**Seascape Village Owners Association  
General Session  
October 26, 2016  
Association Clubhouse**

**Attendance**

Board of Directors

Bill Grey, President

Jon Parks, Vice President

Neila Burns, Treasurer

Mariam Azadian, Member at Large

Charles Brown, Secretary

Management/Other

Sheryl Sharp, Curtis Management Company

Shanna Whitney, Recording Secretary

**Call to Order**

The meeting was called to order at 6:07 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, legal matters and the review of delinquencies.

**Homeowners Forum**

Sixteen (16) homeowners were present.

**Organizational**

The Board **\*MSUA** to appoint the Board Officer Positions as follows:

The Board **\*MSUA** to Appoint Bill Grey as President.

The Board **\*MSUA** to Appoint Jon Parks as Vice-President

The Board **\*MSUA** to Appoint Neila Burns as Treasurer.

The Board **\*MSUA** to Appoint Charles Brown as Secretary.

The Board **\*MSUA** to Appoint Mariam Azadian as Member at Large.

Committee Appointments

The Board **\*MSUA** to Appoint Chuck Brown as the Board Liaison for the Architectural Committee.

The Board **\*MSUA** to Appoint Jon Park as the Board Liaison for the Landscape Committee.

The Board **\*MSUA** to Appoint Bill Grey as the Board Liaison for the Maintenance Committee.

The Board **\*MSUA** to Appoint Jon Parks as the Board Liaison for the Pool Committee.

The Board **\*MSUA** to Appoint Mariam Azadian as the Board Liaison for the Welcome Committee, and Clubhouse Reservations.

**Minutes**

The Board **\*MSUA** (Brown, Burns) the General Session Meeting Minutes from the September 21, 2016 as submitted. (3/0) (2-Abstain Azadian, Parks)

**Financial**

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

The Board reviewed and \*MSUA (Burns, Grey) the September 2016 financial statement, subject to year-end review. (5/0)

### **Investments**

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

### **Delinquency**

The Board reviewed the provided delinquent analysis.

### **Committee Reports**

#### Architectural Report

A report was provided for the Boards review.

#### Landscape Report

The Committee Chairperson's provided the Landscape Report, which stated the following:

1. The landscape crew has performed 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. Mowing and edging continues to be on an every other week basis to conserve water.
2. Irrigation of all landscape areas continues to be limited to two days per week for 10 minutes on these days based on the mandate of the South Coast Water District. Plant replacements of dead shrubs, groundcover, and lawns cannot occur presently because of the limited irrigation restrictions. Several dead plants due to the drought were removed from the Village this month. Residents should be reminded that irrigation within their property should be limited in order to conserve water for the entire Village allotment that is closely monitored by the Water District.
3. The predicted extended weather forecast for Southern California for this fall, winter, and spring is that the drought will continue for the 5th straight year.
4. The tree trimming of miscellaneous trees will be completed this month. Also, the trimming of the 400 Evergreen Pear trees will begin this month and be completed in November.
5. The three entry medians will be planted with groundcover at the base of the Pigmy Date Palms with consideration of minimal irrigation.
6. The Landscape Committee visited an HOA in Dana Point that is in the process of completing landscape modifications with drought friendly plantings throughout their community. More information will be gathered for a future report to the Board.

Additionally, it was reported that the expansion/cracking of the concrete appears to be increasing and may need to be evaluated again.

#### Maintenance Report

The Board President provided an overview of recent concrete replacement progress.

#### Pools

The Board President provided an overview of recent maintenance of pool components including the pool #1 lighting concern brought to their attention at the meeting. The Board \*MSUA to close pool #1 at night until the pool is illuminated.

#### Presidents Report

President Grey reported that the budget will be reviewed later in the meeting.

#### Traffic

President Grey provided an overview of parking violations of the community that included multiple citations and no tows at this time.

## Correspondence

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

## Old Business

### Master Landscape Plan and Concrete Repair Replacement

The Board would like to table indefinitely the proposal from Soltis Landscape Design Development Proposal No: 16A-07480RFP and to pursue different options.

### Concrete Repair/Replacement

The current concrete repair and replacement will be re-evaluated and prioritized.

### Draft Reserve Study

The Board reviewed and \*MSUA (Burns, Brown) the Draft Reserve Study as provided by Reserve Data Analysis dated September 14, 2016. (4/1 Opposed-Azadian)

### 2017 Proposed Budget

The Board reviewed and \*MSUA (Brown, Burns) the 2017 Draft Budget, that does not include an increase the monthly dues. (5/0)

## New Business

### Pool #1 Light Installation

The Board did not approve the expense and requested a detailed itemization be provided and that the light be working prior to consideration of the invoice. Regarding the Blue Balance invoice 6857 for the installation of a LED light to be installed at Pool #1, for a total cost of \$827.53.

### Eucalyptus Tree at end of Via Loro

The Board reviewed the recommendation from the Soto Company in regards to a eucalyptus tree Board. The Board \*MSUA (Brown, Parks) to ratify the South Coast Gardening proposal dated October 18, 2016 for the removal and stump grind of the tree for a total cost of \$425.00. (5/0)

## Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, November 16, 2016.

## Adjournment

The meeting adjourned at 7:59 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:

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Shanna Whitney, RS

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Board Signature