

**Seascope Village Owners Association
General Session
September 21, 2016
Association Clubhouse**

Attendance

Board of Directors

Bill Grey, President

Nadine Cohen, Vice President

Neila Burns, Treasurer

Hugh Bassett, 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 6:10 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 and the review of delinquencies.

Homeowners Forum

Sixteen (16) homeowners were present.

Minutes

The Board *MSUA (Basset, Burns) the General Session Meeting Minutes from the August 24, 2016 as submitted. (5/0)

Financial

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

The Board reviewed and *MSUA (Burns, Bassett) the August 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

(8) applications, (1) denied, (5) approved and (2) pending. The Board President provided an overview of the pending architectural requests.

Landscape Report

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

1.The landscape crew has performed maintenance of the Halcon Loop and has progressed to the Flamenco Loop. The trimming of hedges throughout the Village has been minimal so as not to further stress the plants during the drought.

*MSUA: Motioned, Seconded & Unanimously Approved.

*MSA: Motioned, Seconded & Approved.

*MSUD: Motioned, Seconded & Unanimously Declined.

*MSD: Motioned, Seconded & Declined.

2. Irrigation of all landscape areas continues to be limited two days per week based on the mandate of the South Coast Water District. The increase of two days from only one-day irrigation has significantly helped all plants including lawns so as not to be as highly stressed 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 closely monitored by the Water District.
3. The predicted extended weather forecast for this fall, winter, and spring is that the drought will continue for the 5th straight year due to a "La Nina" or dry weather condition. The eucalyptus trees in the Village are exhibiting a heavy leaf drop due to the drought. The 400 Pear street trees in the Village are not showing any symptoms of bacterial Fire Blight disease due to the two pesticide applications of this past winter.
4. The Red Apple Ice Plant in the Village that sustained fungus damage earlier this year appears to be recovering and exhibiting new growth.
5. Two trees were lost this month, one mature Pear street tree on Paseo Flamenco due to a traffic accident and a small Brisbane Box tree on the Camino Mira Costa slope due to the drought. Replacement trees will be planted at a future date.

The Board requested that the Landscape and Landscape Sub-Committee complete a survey and inspection in regards to identifying potential Association tree root impact on concrete in the common area, to be completed by the November Board of Director meeting.

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 #1 had a filter replaced. The Flamenco and Gallita pools will not be heated for the Winter season.

Presidents Report

President Grey reported that proposals are being obtained for a retaining wall within the Association, the painting of the trim and an update on the Christmas Decorations.

Traffic

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

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

No action taken.

Landscape Committee Charter Final

The Board instructed Management to post the provided Landscape Charter to the Association's Website.

New Business

3319 Paseo Halcon

The Board *MSUA to remove the "No parking sign" that is located in the area that the Fire Authority is considering a driveway. (5/0)

Draft Reserve Study

The Board tabled review of the Draft Reserve Study until the October meeting.

2017 Proposed Budget

The Board reviewed and tabled the proposed budget for additional review.

2017 Collection Policy

The Board reviewed and *MSUA (Bassett, Burns) the provided Collection Policy. (5/0)

RPW Services, Inc.

The Board *MSUA (Bassett, Cohen) the RW Services, Inc. Responsive Pest Work proposal to spray the 398 pear trees at a cost of \$10.75 for the first application and \$8.75 for the second application. (5/0)

James LaFave Proposals

The Board *MSUA (Brown, Bassett) the proposal for Concrete Replacement of Camino Alondra for a total cost of \$9,100.00, plus the cost of permits. (5/0)

The Board *MSUA (Bassett, Burns) the proposal for installing two ceiling fans in clubhouse at a cost of \$1,980.00. (5/0)

Blue Balance Proposal

The Board *MSUA (Burns, Cohen) to ratify the Blue Balance Pool proposal for the replacement of pool #1's swimming pool filter, for a total cost of \$1661.70. (5/0)

Soto Proposal

The Board reviewed and *MSUA (Bassett, Burns) the Soto proposal for tree pruning of 33 trees, with the condition that they include three (3) additional Eucalyptus trees, for a total not to exceed \$6,000.00. (5/0)

Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, October 26, 2016.

Adjournment

The meeting adjourned at 7:37 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