

**Seascope Village Owners Association
General Session
August 24, 2016
Association Clubhouse**

Attendance

Board of Directors

Bill Grey, President

Nadine Cohen, Vice President

Neila Burns, Treasurer

Hugh Bassett, Member at Large

Absent

Charles Brown, Secretary

Management/Other

Sheryl Sharp, Curtis Management Company

Shanna Whitney, Recording Secretary

Call to Order

The meeting was called to order at 6:03 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.

Committee Appointment

The Board *MSUA (Grey, Cohen) to appoint Claudia Posvar and David Ray as members of the Landscape Committee. (4/0)

The Board *MSUA (Grey, Cohen) to appoint Jon Parks, Jim Conelly, Mariam Azadian, Jeff Douglas, Nader Michael and Paul Shirzad as members of the Landscape Sub Committee. (4/0)

Paul Shirzad spoke as a representative of the Sub Committee in regards to the appointment of the Landscape Committee Chair. The Landscape Committee Chair responded that if it were the will of the Board he would resign his position. The Board unanimously reaffirmed that the Landscape Committee, the Landscape Sub Committee will keep their structure and that Marcelino Lomeli will continue with the position as the Landscape Committee Chair.

Homeowners Forum

Twenty-One (21) homeowners were in attendance.

Minutes

The Board *MSUA (Burns, Cohen) the General Session Meeting Minutes from the July 27, 2016 and August 17, 2016 meetings, as submitted. (4/0)

Financial

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

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

*MSUA: Motioned, Seconded & Unanimously Approved.

*MSA: Motioned, Seconded & Approved.

*MSUD: Motioned, Seconded & Unanimously Declined.

*MSD: Motioned, Seconded & Declined.

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

Coordinator reported that in June (0) applications were received, July (6) were received, and as of this month (3) were received. There are pending architectural requests and the incomplete applications were returned as denied.

They also informed the Membership of updates from the city regarding permit requirement for items with a footprint of 120 square feet or less.

Landscape Report

A member of the Committee provided the Committee Chairperson's 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.
- 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 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 Soto Company evaluate and place a value of the cost of a recently damaged tree in order to submit it to the insurance adjuster.

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:

A resident reported that the water use at the pool shower has increased, however after investigating the water usage based on the meter readings, there was not a significant increase.

Presidents Report

President Grey reported that at the last meeting, Director Tom Polinko resigned and the Board appointed Charles Brown to fill the vacancy. Additionally, the Annual Garage Sale would be held Saturday, September 17th, 2016.

President Grey stated to the membership that there is a need for a volunteer water committee to help identify residential water leaks and to decrease usage.

Traffic

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

The Board *MSUA (Bassett, Cohen) additional patrols for 3 times a week, for 2 weeks .(1-Grey opposed)

Correspondence

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

3319 Paseo Halcon

The Board *MSUA that the owner is to only to park with the vehicles facing the garage, not perpendicular. President Grey will confer with the Fire Department to ensure that the area being approved is not a designated fire lane.

3335 Paseo Halcon

The Board requested that backup documentation be provided to substantiate that the tree being requested be removed is detrimental to their health as reported.

3425 Paseo Flamenco

The Board reviewed correspondence in regards to the installation of bars on the windows. The Board believes that sufficient information was presented and will allow the installation to remain.

Old Business

Master Landscape Plan

The Board *MSUA (Grey, Cohen) KTUA that the Board is declining the proposal, as presented.

Wood Repair

President Grey provided an overview of the status of the Association wood repairs. The Board *MSUA (Grey, Bassett) the change order for additional repairs not identified at the original inspection time, for a total cost of \$2,100.00. (4/0)

Concrete Repair/Replacement

No action taken.

New Business

Landscape Committee Charter

The Board reviewed and held discussion, and *MSUA (Grey, Burns) the Seascope Village Owners Association Landscape Committee Charter 2016, with the amendment as follows: removal of “assist with invoices” and addition of “7. Upon Board approval...”. (4/0)

Parking

Item is tabled at this time.

Annual Preventative Roof Maintenance

The Board *MSUA the Rooflife Management, RoofSAVE Renewal proposal, as submitted. (4/0)

Annual Meeting Mailing

The Board *MSUA the ballot for the Annual Meeting will not have the proxy printed on the envelope, however that there will be a sheet with a proxy if a member wish to use a proxy. (4/0)

The Board *MSUA to appoint Claudia Posvar, Debrorah Helfer, Carrie Bolstad, as the inspector of election. (4/0)

Emergency Business

No discussion was held.

Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, September 21, 2016.

Adjournment

The meeting adjourned at 7:31 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