

**Seascope Village Owners Association  
General Session  
January 25, 2017  
Association Clubhouse**

**Attendance**

Board of Directors

Bill Grey, President  
Neila Burns, Treasurer  
Mariam Azadian, Director at Large

Absent

Jon Parks, Vice President  
Charles Brown, Secretary

Management/Other

Sheryl Sharp, Curtis Management Company  
Shanna Whitney, Recording Secretary

**Call to Order**

The meeting was called to order at 5:58 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, show cause hearings and the review of delinquencies.

**Homeowners Forum**

Six (6) homeowners were present.

**Minutes**

The Board \*MSUA (Grey, Burns) the General Session Meeting Minutes from the November 16, 2016, with a spelling correction. (3/0)

**Financial**

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

The Board reviewed and \*MSUA (Burns, Azadian) the November and December financial statement, subject to year-end review. (3/0)

**Investments**

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

**Delinquency**

The Board reviewed the provided delinquent analysis.

The Board \*MSUA (Burns, Azadian) to place a lien on Acct#00037-2 if payment in not received by 2/11/17. (3/0)

The Board \*MSUA (Burns, Azadian) to place a lien on Acct# 00219-1. (3/0)

## **Committee Reports**

### Architectural Report

A report was provided.

### Landscape Report

The Board \*MSUA to appoint the following homeowners to form the Landscape Committee: Darlene Damico, Deborah Helfer Hintz, Mary Jensen, Martha Lester, Michael Steinmetz, Lisa Passarelli, Trudy Parks and Dave Ray. (3/0)

The Board \*MSUA to appoint Claudia Posvar as the Chair of the Landscape Committee. (3/0)

The newly appointed Committee Chair provided an update on the recent property walk with the landscaper.

### Maintenance Report

The Board President provided an overview of recent maintenance items.

### Pools

The Board President provided an overview of recent maintenance of pool components including: pool #2 lock being repaired, and the pool #1 lighting concern.

The Board \*MSUA to have each of the pool facility bathrooms (6 total) re-keyed for homeowner access. (3/0)

### Presidents Report

No report was provided.

### Traffic

President Grey provided an overview of parking violations of the community that included multiple citations and two (2) vehicle tows at this time.

### Social/Welcome Committee

Board Liaison announced the first mixer

## **Correspondence**

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

## **Old Business**

### Concrete Repair/Replacement

The current concrete repair and replacement is being re-evaluated and prioritized.

## **New Business**

### Blue Balance Proposal

The Board \*MSUA (Burns, Azadian) the Blue Balance estimate #298, to service the pool heaters, for a total cost of \$1,540.00. (3/0)

### Termite Repair

The Board \*MSUA (Burns, Azadian) the James La Fave bid to repair and replace, items 2A-2B-3E for termite inspection reports, with item 3A not included, for the amount not to exceed \$1,700.00. (3/0)

Clubhouse Reservation

The Board \*MSUD (Grey, Burns) the request by an owner to rent the clubhouse for a Facilitator Training as this is a commercial activity. (3/0)

Proposed Parking Rules Revision

The Board informed the membership of the initial workings and review of revising the parking rules.

**Next Meeting**

The next General Session Board Meeting is scheduled for Wednesday, February 22, 2017

**Adjournment**

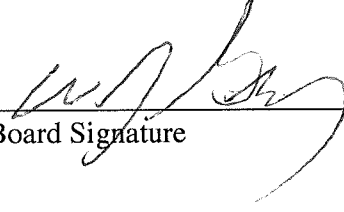
The meeting adjourned at 7:04 p.m.

**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

  
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Board Signature