

**Seascope Village Owners Association  
General Session  
November 16, 2016  
Association Clubhouse**

**Attendance**

Board of Directors

Bill Grey, President

Jon Parks, Vice President

Neila Burns, Treasurer

Mariam Azadian, Director at Large

Charles Brown, Secretary

Management/Other

Sheryl Sharp, Curtis Management Company

**Call to Order**

The meeting was called to order at 6:06 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**

Twelve (12) homeowners were present.

**Minutes**

The Board \*MSUA (Burns/Brown) the General Session Meeting Minutes of October 26, 2016 as submitted. (5/0)

**Financial**

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

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

**Delinquency**

The Board reviewed the provided delinquent analysis.

**Committee Reports**

Architectural Report

Chuck Brown provided a report.

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. 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 shrubs due to the

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\*MSUA: Motioned, Seconded & Unanimously Approved.

\*MSA: Motioned, Seconded & Approved.

\*MSUD: Motioned, Seconded & Unanimously Declined.

\*MSD: Motioned, Seconded & Declined.

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 tree trimming of miscellaneous large trees was completed this month by the Soto Co. Also, the trimming of the 400 Evergreen Pear trees began this month by the South Coast Gardening Crew and will be completed in December.
4. The three entry medians were planted with groundcover at the base of the Pigmy Date Palms with consideration of minimal irrigation.
5. The large Eucalyptus citriodora (Lemon - Scented Gum) was removed per Board approval on Via Loro due to disease and insect infestation.
6. The Landscape Committee is in the process of gathering information for a January report to the Board regarding a “ Demonstration California Friendly Landscaping Area” to be potentially planted within the Village to receive resident feedback.

### Maintenance Report

The Board President provided an overview of recent concrete replacement progress. He and Jon will be performing an inspection to update the list of concrete repairs/replacement.

### Pools

Jon Parks provided an overview of recent maintenance of pool components; someone dumped dirt in the pool and a few days later there was a baby in the pool wearing only a diaper so the pool had to be closed and treated. The short in the pool light wiring was found and corrected.

### Presidents Report

President Grey reported that he included in the newsletter instructing owners not to put holiday decorations in the common area and the Association’s decorations will be going up soon.

### Traffic

President Grey provided an overview of parking violations of the community that included 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**

#### Concrete Repair/Replacement

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

### **New Business**

#### South Coast Gardening Proposal

The Board reviewed the request from South Coast Gardening to increase the monthly contract amount to \$17,550.00. The last increase was requested 9 years ago. It was agreed to approve the increase and to obtain three proposals after the first of the year to compare service costs. The Board **\*MSUA** (Burns/Parks) the increase in the South Coast Gardening monthly contract rate to \$17,550.00. (5/0)

#### James LaFave Proposal

The Board reviewed the proposal for additional items totaling \$898.74 for the drainage at Pool 3. The Board **\*MSUA** (Parks/Burns) additional cost of \$898.74 to complete the drainage repairs at Pool 3. (5/0)

2016 Year-end Review and Tax Returns

The Board \*MSUA (Parks/Burns) the proposal to prepare the 2016 year-end review and tax returns in the amount of \$1,150.00. (5/0)

**Next Meeting**

The next General Session Board Meeting is scheduled for Wednesday, January 25, 2017.

**Adjournment**

The meeting adjourned at 7:25 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:

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Sheryl Sharp, RS

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Board Signature