

**Seascope Village Owners Association  
General Session  
February 22, 2017  
Association Clubhouse**

**Attendance**

Board of Directors

Bill Grey, President

Neila Burns, Treasurer

Jon Parks, Vice President

Charles Brown, Secretary

Mariam Azadian, Director at Large

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, member discipline and the review of delinquencies.

**Homeowners Forum**

Twelve (12) homeowners were present.

**Minutes**

The Board \*MSUA (Burns, Brown) the General Session Meeting Minutes from January 25, 2017. (5/0)

**Financial**

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

The Board reviewed and \*MSUA (Burns, Brown) the January 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.

The Board \*MSUA (Burns, Azadian) to place a lien on Acct#00037-2, if payment in not received by 2/11/17. (5/0)

The Board \*MSUA (Burns, Azadian) to place a lien on Acct# 00219-1. (5/0)

**Committee Reports**

Architectural Report

A report was provided. Applications will be submitted via scanning if a permit is not going to be required.

Landscape Report

A member of the Landscape Committee read aloud the February 2017 landscaping report.

The Board Committee Liaison provided a report that the committee began planting drought tolerant landscaping in the common areas with help from the Association's landscapers during the regular work day. Additionally, mapping of the community trees and irrigation are being completed.

The Board \*MSUA (Grey, Parks) the Soto Company proposal #3257 for tree trimming with the addition of trimming of the Eucalyptus and a potential additional tree being reviewed for an amount not to exceed \$2,100.00 funded from reserves. (5/0)

The Board \*MSUA (Parks, Grey) the South Coast Gardening proposal for the 11-15 gallon size standard trees for the amount of \$1,650.00. (5/0)

The Board \*MSUA (Grey, Burns) the South Coast Gardening proposal to remove and replace 160' of damaged drain line located at 3271 Paseo Gallita in an amount not to exceed \$2,400.00 funded from reserves. (5/0)

### Maintenance Report

The Board President provided an overview of recent maintenance items.

### Roof Maintenance and Cleaning

The Board reviewed the correspondence in regards to the second round of roof maintenance and cleaning that is to be scheduled on Monday, March 27, 2017.

### Pools

The Board Liaison provided an overview of the recent maintenance of pool components including that the Gallita pool light was repaired.

The Board \*MSUA (Burns, Parks) to ratify the Blue Balance Pool estimate #359 for the replacement of the pool light at the Gallita pool for the total of \$780.03. (5/0)

### 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.

The Board reviewed correspondence in regards to fading no parking signs. The Board President will provide the amount needed to be replaced and options will be reviewed.

### Social/Welcome Committee

The Board Liaison provided an overview of the recent social event and provided a written report to the membership. (Attached) They committed to 3 events for the year.

A request submitted from the committee was reviewed by the Board and \*MSUD for an additional page to be added to the Association's website in order to post items such as upcoming social events and photographs, as this would be an incurred charge. (5/0)

### **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 however progress is weather permitting.

Proposed Parking Rules Revision

The Board informed the membership of the initial workings and review of revising the parking rules. This item is tabled at this time.

**New Business**

The Board \*MSUA (Grey, Parks) the provided Landscape Committee Charter with the amendment of #13 that in order to be a member of the Committee you must be an owner. (5/0)

Re-Key Restroom Locks

The Board \*MSUA (Parks, Burns) the Tony's Locksmith proposal #3892 for 6 restroom doors to be re-keyed for an amount of \$1,439.40. (5/0)

**Next Meeting**

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

**Adjournment**

The meeting adjourned at 7:51 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