

**Seascape Village Owners Association
General Session Meeting Minutes
March 22, 2017
Association Clubhouse**

Board Members Present: Bill Grey, President; Neila Burns, Treasurer; Jon Parks, Vice President; Charles Brown, Secretary; Mariam Azadian, Director at Large

Also Present: Sheryl Sharp, Curtis Management Company and 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, legal matters, member discipline and the review of delinquencies.

Homeowners Forum

Eleven (11) homeowners were present.

Minutes

The Board *MSUA (Burns, Grey) the General Session Meeting Minutes from February 22, 2017, as submitted. (5/0)

Financial

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

The Board reviewed and *MSUA (Brown, Parks) the February 2017 financial statement, subject to year-end review. (5/0)

Investments

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

Delinquency

The Board reviewed the provided delinquent analysis.

Committee Reports

Architectural Report

A report was provided.

Landscape Report

The Committee Chair read aloud the March 2017 landscaping report and announced that she will be looking to resign as chair, however will remain an active member of the Committee.

The Board Committee Liaison provided a report including: recent discoveries of identified diseased trees and the obtaining of bids to remedy this.

Homeowner Request (Magnolia Tree)

The Board *MSUA (Parks, Azadian) the owner's request to donate a Magnolia Tree and pay for the installation of it, however the Association will assume maintenance responsibility. (5/0)

The Board *MSUA (Brown, Parks) to approve the landscape committee an allowance not to exceed a total of \$300.00 for the purchase of sample plant material for review. (5/0)

Maintenance Report

The Board President provided an overview of recent maintenance items.

3431 Paseo Flamenco (Sidewalk)

The Board reviewed and *MSUA (Parks, Brown) the La Fave Building proposal for the sidewalk replacement bid, adding eleven (11) inches to the long side of the home for a total cost of \$5250.00 for the Association's portion; \$1,200.00 will be paid by the owner for their portion and the contingency that a waiver will be filed for all future maintenance responsibility. (5/0)

Pools

The Board Liaison provided an overview of the recent maintenance of pool components including cleaning options, new hand rail covers and shower plumbing.

Presidents Report

No report was provided.

Traffic

President Grey provided an overview of parking patrol notifications.

Social/Welcome Committee

The Board Liaison provided an overview of the upcoming social event that is scheduled for Sunday, June 4th, 2017 at the clubhouse at 4:00 pm.

The Board *MSUA (Park, Grey) the welcome committee to distribute a document titled "Hot Buttons" to new residents. (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 reviewed a proposed draft of the revisions. No discussion was held at this time.

New Business

Tax Returns

The Board reviewed the 2016 tax returns and *MSUA (Burns, Grey) as submitted. (5/0)

Year End Review

The Board *MSUA (Grey, Burns) the provided year-end review prepared by the CPA and approved Management to distribute it to the membership. (5/0)

Drain Line

The Board *MSUA (Brown, Parks) the South Coast Gardening proposal to add 40' drain line, catch basin and hook up to the existing down spout located at 3443 and 3445 Paseo Flamenco. (5/0)

Street Signs

The Board *MSUA (Burns, Brown) the proposal by Signs by Creations Unlimited, to complete the street sign replacements for a total not to exceed \$1,700.00. (5/0)

Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, May 17, 2017.

Adjournment

The meeting adjourned at 7:30 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