

**Seascape Village Owners Association  
General Session Meeting Minutes  
April 26, 2017  
Association Clubhouse**

**Board Members Present:** Bill Grey, President; Neila Burns, Treasurer; Jon Parks, Vice President; Charles Brown, Secretary

**Not Present:** 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 6:07 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**

Twenty-One (21) homeowners were present.

**Minutes**

The Board \*MSUA (Burns, Brown) the General Session Meeting Minutes from March 22, 2017, as submitted. (4/0)

**Financial**

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

The Board reviewed and \*MSUA (Parks, Brown) the March 2017 financial statement, subject to year-end review. (4/0)

**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

Committee Chair provided a report and asked for direction to a submitted application.

3343 Paseo Halcon (Awning)

The Board \*MSUA (Parks, Burns) to accept the application to install a retractable awning, with the following conditions: approval is restricted to units with elevated decks, must be tan and white and not mounted on the roofing components, however may be mounted on the stucco, and a maintenance waiver must be recorded. (4/0)

### Landscape Report

Mike Steinmetz distributed and read aloud the April 2017 landscaping report.

The Board Committee Liaison provided a report including: the previous month's efforts and the upcoming month.

The Board \***MSUA** (Burns, Brown) to appoint Mike Steinmetz as Committee Chair for the Landscape Committee.

### Maintenance Report

The Board President provided an overview of recent maintenance items including updates on concrete inspections.

### Pools

The Board Liaison provided an overview of the recent maintenance of pool components including: photo cells, bathroom vandalism, and the report of non-residents using the facilities.

### Presidents Report

The President gave accolades for efforts being made by the Landscape and Social Committee.

### Traffic

President Grey provided an overview of parking patrol notifications.

### Social/Welcome Committee

The Committee Chair provided an overview of the upcoming social event that is scheduled for Sunday, June 4<sup>th</sup>, 2017 at the clubhouse at 4:00 pm.

The Committee requested \$300.00 of cash to pay for extra's such as paper goods. The Board \***MSA** a yearly budget of \$300.00 for social committee supplies. (3/1 N.Burns Opposed)

### **Correspondence**

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

### Homeowner Request (Root)

The Board \***MSUA** (Brown, Parks) the homeowners request to reimburse the cost of a drain clearing due to common area root intrusion, for the total cost of \$328.00. (4/0)

### Homeowner Request (Trash Containers)

The Board \***MSUA** to allow an owner whom has a handicap to place the trash containers out prior to the scheduled date.

### **Old Business**

The Board reviewed the RPW proposal and tabled it for additional inspection.

### 3357 Paseo Halcon

The Board reviewed and \***MSUA** (Parks, Brown) the George Mendoza proposal dated 4/8/17 for concrete repairs. The proposal included for a total cost of \$6739.00 with a contingency of 10% for the Association's portion; however, \$1,000.00 of the total will be paid by the owner for their portion, with the contingency that a waiver will be filed for all future maintenance responsibility. (5/0)

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. Discussion was held and no action was taken.

**New Business**

Social Committee Member Appointment

Tabled at this time.

Social Committee Charter

The Board tabled review of the provided Social Committee Charter for further review.

Pool Monitor Proposal

The Board reviewed the provided proposal for a monitor. No action was taken.

Worker's Comp Renewal

The Board \*MSUA (Burns, Brown) the CID No Payroll HOA Workers Comp Renewal for a cost of \$516.00. (4/0)

RDA Reserve Study Proposal

The Board \*MSUA (Burns, Parks) to approve the RDA Reserve Study Proposal.

**Next Meeting**

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

**Adjournment**

The meeting adjourned at 8:23 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