

**Seascape Village Owners Association
General Session Meeting Minutes
May 17, 2017
Association Clubhouse**

Board Members Present: Bill Grey, President; Jon Parks, Vice President; Neila Burns, Treasurer; 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 6:01 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

Ten (10) homeowners were present.

Minutes

The Board *MSUA (Parks, Brown) the General Session Meeting Minutes from May 17, 2017, as submitted. (5/0)

Financial

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

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

Delinquency

The Board reviewed the provided delinquent analysis.

The Board *MSUA (Burns, Parks) to record a lien to the following accounts if payment is not received by the set date: 00016-2, 00149-1 and 00185-3. (5/0)

Committee Reports

Architectural Report

Committee Chair provided a report of recent architectural applications.

Landscape Report

A representative from the committee provided an overview of the submitted May 2017 landscaping report.

Maintenance Report

The Board President provided an overview of recent maintenance items including updates on concrete repairs and inspections, the Del Ray project wall and asphalt repairs.

Pools

The Board Liaison provided an overview of the recent maintenance of pool components including: pool lighting

and recommended contacting a Board Member or authorities when a non-resident is witnessed utilizing the pool and facilities.

Presidents Report

No report presented.

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 4th, 2017 at the clubhouse at 4:00 pm. Additionally announced the new card/board game club and a book club will be beginning.

Correspondence

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

Old Business

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

Concrete Repair/Replacement

Update was provided during the Maintenance Committee report.

Proposed Parking Rules Revision

The Board reviewed a proposed draft of the revisions. Discussion was held and no action was taken.

Social Committee Member Appointment

The Board *MSUA (Parks, Grey) to appoint the following members to the Social Committee: Mariam Azadian, Board Liaison/Coordinator; Lisa Passarelli, Chair; Tina Cuthbertson, Martha Lester, Patty Estrada, Trish Ragland, and Trudy Parks.

Social Committee Charter

The Board reviewed and *MSUA (Grey, Parks) the provided revision of the Social Committee Charter, as distributed. (5/0)

New Business

405 Paseo Ganso Walkway

The Board *MSUA (Brown, Burns) to approve the Mendoza's Concrete proposal for walkway replacement, for a total cost of \$6087.00, plus a 10% contingency for additions. (5/0)

3512 Paseo Flamenco Walkway

The Board *MSUA (Brown, Burns) to approve the Mendoza's Concrete proposal for walkway replacement, for a total cost of \$4278.00, plus a 10% contingency for additions. (5/0)

June Planting Projects

The Board reviewed the proposal for Planting Projects June 2017. No action was needed.

3411 Paseo Flamenco Architectural

*MSUA: Motioned, Seconded & Unanimously Approved.

*MSA: Motioned, Seconded & Approved.

*MSUD: Motioned, Seconded & Unanimously Declined.

*MSD: Motioned, Seconded & Declined.

The Board reviewed correspondence and held discussion. The Board will be requesting that an Architectural Approval Form be submitted.

Solo Termite

The Board *MSUA the Solo Termite proposal for 3358 Paseo Halcon, for the termite damage wood replacement for the Association responsible components, for a total cost of \$1370.00, to be reimbursed to the homeowner. (5/0)

2017/18 Insurance Renewal

The Board *MSUA the LaBarre/Oksnee proposal for the insurance renewal as submitted, with a \$15,000.00 deductible. (5/0)

Management will request a letter be drafted in order to be released to the membership.

Emergency Business

No action at this time.

Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, June 21, 2017, as the Clubhouse.

Adjournment

The meeting adjourned at 8:17 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:

Shanna Whitney, RS

Board Signature