

**Seascape Village Owners Association  
General Session Meeting Minutes  
July 19, 2017  
Association Clubhouse**

**Board Members Present:** Jon Parks, President; David Ray, 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 6:05 p.m.

**Executive Session**

President Parks 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-Six (26) homeowners were present.

**Minutes**

The Board \*MSUA (Burns, Brown) the General Session Meeting Minutes from June 21, 2017, with the correction of officer appointments (Secretary and Director at Large). (5/0)

**Financial**

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

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

**Delinquency**

The Board reviewed the provided delinquent analysis. No action was needed.

**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 July 2017 landscaping report.

The Board \*MSUA (Parks, Burns) to dissolve the current Landscape Committee and to re-appoint Deborah Helfer Hintz, Martha Lester and Mary Jensen, as the active members of the Landscape Committee. (3/2 – D. Ray and M. Azadian opposed)

Maintenance Report

The Board President provided an overview of recent maintenance items including updates on street paving, repainting of wood, the Del Ray project wall and asphalt repairs, including the projected schedule.

Pools

The Board Liaison provided an overview of the recent maintenance of pool components including: non-resident's

usage and the availability of utilizing security to escort non-residents out of the pool.

#### Presidents Report

No report presented.

#### Traffic

President Parks provided an overview of parking patrol notifications.

#### Social/Welcome Committee

The Committee representative provided an overview of the upcoming social event.

#### **Old Business**

##### Concrete Repair/Replacement

An update was provided during the Maintenance Committee Report.

##### Ocean Del Rey Estates

An update was provided on current review efforts.

##### Painting Project

The Board reviewed and \*MSUA (Brown, Ray) the Protec Painting proposal dated July 13, 2017, Option #1 for the painting of the exterior wood on 301 units and Option #2 for the exterior repaint of (3) pool buildings, for the total cost of \$159,000.00. (5/0)

##### Asphalt Project

An update was provided during the Maintenance Committee Report. Repairs will be performed in August and the slurry in September.

#### **New Business**

##### Landscape Proposals

The Board reviewed and \*MSUA (Brown, Parks) the South Coast Gardening proposal for removal and stump grinding located at 3429 Paseo Flamenco, for the total cost of \$440.00. (5/0)

The Board reviewed and \*MSUA (Brown, Parks) the South Coast Gardening proposal for removal and stump grinding located at Alondra Pool, for the total cost of \$440.00. (5/0)

The Board reviewed and \*MSUA (Parks, Ray) the South Coast Gardening proposal for the Misc. Landscape Committee plantings, for the total cost not to exceed \$500.00. (4/1 M. Azadian Opposed)

##### August Planting Projects

The Board reviewed and \*MSUA (Parks, Ray) the South Coast Gardening proposal for the August re-staking of trees, for the total cost not to exceed \$500.00. (4/1 M. Azadian Opposed)

##### Tree Life Consulting

The Board reviewed and approved Management to provide the proposal to be included for the reserves budgeting for next year.

##### 3360 Halcon Wood Repair/Replacement

The Board reviewed and \*MSUA (Parks, Brown) approve the proposal for wood replacement not to exceed \$875.00 due to the termite damage.

Issuing Guest Parking Passes

The Board reviewed the governing documents and held discussion on the issuance of the guest parking passes.

Landscape Committee

No action at this time.

Garage Sale

The garage sale will be scheduled for October 14, 2017.

Emergency Business

No action at this time.

**Correspondence**

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

**Next Meeting**

The next General Session Board Meeting is scheduled for Wednesday, August 16, 2017, at the Clubhouse.

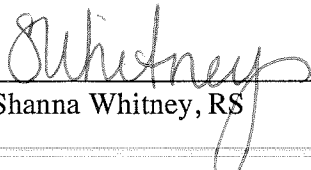
**Adjournment**

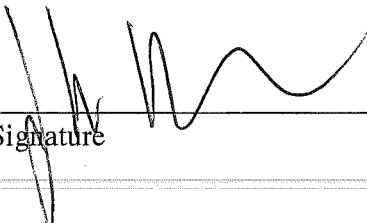
The meeting adjourned at 8:07 p.m.

**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