

**Seascape Village Owners Association
General Session Meeting Minutes
September 20, 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-Nine (29) homeowners were present.

Minutes

The Board *MSUA (Parks, Burns) the General Session Meeting Minutes from August 16, 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 (Burns, Azadian) the August 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.

The Committee requested direction from the Board in regards to the following Architectural Applications:

#5705-The Board *MSD (Brown, Ray) the request to make a solid patio cover. (4/1) (Parks Opposed)

#5773-The Board *MSUD (Parks, Burns) the request to allow the owner to extend the fence into the common area. (5/0)

Landscape Report

The Board President provided an overview of the planting on Ganso.

Maintenance Report

The Board President provided an overview of recent maintenance items including railing replacement Bid requested, 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: lighting repairs, the hot water being off at the pool shower, restroom non-resident's usage and the availability of utilizing security to escort

non-residents out of the pool.

The Board instructed that the pool heater in pool #2 and #3, be turned off beginning October 1, 2017.

Presidents Report

Board President made an introduction of the candidates for the upcoming election and announced that he will be stepping down. Board members that will not be running this term provided advice and accolades.

Jon Parks announced his resignation from the Board, that will be in effect as of October 2, 2017.

Traffic

President Parks provided an overview of parking patrol notifications.

Social/Welcome Committee

The Committee representative provided an overview of the upcoming social event. The announcement of a dance type of class is now being held Monday nights.

Old Business

Concrete Repair/Replacement

An update was provided during the Maintenance Committee Report.

Ocean Del Rey Estates

An update was provided on current efforts.

Painting Project

The Board *MSUA (Burns, Parks) the Pro-Tech Paining Contract Change Order 1, September 13, 2014, option #2 and #3, to paint the two (2) pool gates and adjacent fence, and paint one metal handrail, for a total cost of \$1,000.00. (5/0)

New Business

Appoint Inspectors of Election

The Board *MSUA (Parks, Burns) to appoint the following for the inspectors of election: Carrie Bolstead, Claudia Polsvar, Carolyn Novotny. (4/1 Azadian Opposed)

3216 Paseo Gallita Dr.

The Board *MSUA (Burns, Brown) the Mendoza Concrete proposal dated 9/6/17, for a total cost not to exceed \$6,200.00. (5/0)

Garage Sale

The Board reviewed correspondence. No action was needed.

Dethatching of Lawns

Discussion of potential to have the lawns dethatched from South Coast Gardening be discussed.

Draining/Re-filling of R.O. Filtering of the Pools

The Board requested a water test be completed by the Associations pool vendor.

Draft Reserve Study

The Board *MSUA (Parks, Burns) the provided draft reserve study as provided. (5/0)

Proposed 2018 Budget

The Board *MSUA (Parks, Burns) the provided draft January 1, 2018-December 31, 2018 budget that includes a \$2.00 increase. (5/0)

2018 Collection Policy

The Board *MSUA (Parks, Ray) the provided 2018 Collection Policy as provided.

3443 Paseo Flamenco Fence

Addressed during Architectural Committee.

Patrol Master Rate Increase Request

3505 Paseo Flamenco Wood Replacement

The Board *MSUA (Burns, Parks) to authorize the wood replacement as proposed, not to exceed \$1275.00. (5/0)

City of San Clemente Reimbursement of Sidewalk Program

The Board reviewed the check that was received and instructed it to be deposited into the Reserves account: Concrete.

Emergency Business

None 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 8:19 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