

**Seascape Village Owners Association
General Session Meeting Minutes
March 21, 2018
Association Clubhouse**

Board Members Present: David Ray, President; Mariam Azadian, Vice President, Martha Lester, Treasurer; Paul Delaney, Secretary; Lisa Passarelli; 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 6:08 p.m.

Executive Session

President Ray informed the membership a summary of the most recent Executive Session Meeting which included: legal matters, delinquencies, rule enforcement discussion, member discipline and show cause hearings.

Homeowners Forum

Twenty-two (22) homeowners were present. The Board president announced to the membership that attendance at a Board of Directors meeting is only available to Owners in accordance with the Bylaws and confirmation from legal counsel.

Minutes

The Board reviewed and *MSUA (Delaney, Lester) the January 9, 2018 and January 17, 2018 minutes, as submitted. (4/0)

Financials

An overview of the Associations financials was provided and the audit was completed and taxes have been filed.

The Board *MSUA (Ray, Delaney) the financial statement ending January 2018 and February 2018 subject to year-end review. (4/0)

Investments

The Board reviewed the provided overview of investments.

Delinquency

The Board deferred review of account #00263-1 to the next scheduled meeting, in order to monitor if payment will post.

Committee Reports

Architectural Report

Committee Chair was present and provided a report of recent architectural applications as well as the recommendation to add Steve Smith and Carolyn Novotny as members of the committee.

Landscape Report

Committee Chair was present and provided a report of recent meeting and progress on major projects. It was also reported that the Committee has been making decisions in regards to landscaping and hope that the Board is supportive.

Recommendations presented as follows for the Board consideration:

- Recommend the removal of diseased trees located at 3314 Halcon.
- Move forward with planting 3218 Gallita.
- Miracosta slope phasing progress.
- Taller trees throughout Association evaluated for trimming.
- Replanting of a failing slope in order to add a drain and replant the slope.
- Requesting to not spray the pear trees any longer and begin replacing them at the end of life with comparable trees by using the budget for treatment as replacement.

Director Azadian was present telephonically at 6:42 p.m.

- Presentation in regards to comparisons in landscape maintenance vendors and the recommendation of changing vendors.
- Recommendation to move a current \$3800.00 for tree mapping be to be allocated to tree trimming and \$10,000.00
- drought refurbishment be allocated into tree trimming and replacement.

A motion was made in regards to financial allocations. The Board *MSA (Lester, Passerelli) to move \$3800.00 for tree mapping be to be allocated to tree trimming and \$10,000.00 drought refurbishment be allocated into tree trimming and replacement. (3-2 Ray, Delaney Opposed)

Director Azadian left the meeting at 7:24 p.m.

Pools

The Board Liaison provided an overview of the recent maintenance of pool components, repair project and water testing results.

President Report

No report was provided.

Traffic

The Board Liaison provided an overview of recent parking and traffic items. No recent tows have occurred, however multiple citations have been given.

Social/Welcome Committee

The Committee representative provided an overview of the upcoming social event. The next scheduled event is to be held on May 19, 2018.

Old Business

Concrete Repair/Replacement

No action at this time as reports are in progress of being requested.

Ocean Del Rey Estates

No update was provided at this time.

Painting Project

An update on the schedule was provided.

Draining/ Refilling or R.O. Filtering of the Pools

No update was provided at this time.

Replace Stair Hand Railing

The Board reviewed the provided bids and tabled the item for a third additional bid to be obtained. Management recommended having the area blocked and/or caution taped until repairs are completed. The Board *MSUA (Ray, Delaney) to have the area blocked and caution taped. (4/0)

Pear Tree Blight Treatment

The Board *MSUA to cease blight treatment of the Pear Trees as recommended by the Landscape Committee. (4/0)

New Business

Solar Panel Installation

Tabled at this time.

Algae Removal from Common Area Sidewalk

The Board will survey the community for common areas to be pressure washed

LaFave Proposal for Repair of Rain Gutters

The Board *MSUA (Ray, Delaney) the proposal by LaFave for repairs of rain gutters located at 301 Via Pato for a total cost of \$650.00. (4/0)

Signs by Creations Unlimited

Tabled at this time for further review.

Year-end Review and Tax Returns

The Board *MSUA (Ray, Lester) to ratify the approval of the provided Year-end Review and Tax Returns, as submitted. (4/0)

Registration Form and Email Blasts

The Board *MSUA (Passarelli, Ray) the proposal for Email Blast as a rate of \$1.00 per unit or \$301.00 with a monthly fee of \$25.00. (4/0)

Newsletter Advertisements

No action was needed.

South Coast Gardening

The Board *MSUA (Lester, Ray) to ratify South Coast Gardening for the emergency Repair of a valve for the total cost not to exceed \$900.00 (4/0)

Architectural Guidelines

Tabled at this time.

Architectural Committee Members

The Board *MSUA (Ray, Delaney) Steve Smith and Carolyn Novotny to be members of the Architectural Committee. (4/0)

Emergency Business

Patrol Service

The Board *MSUA the Patrol Masters rate of \$35.00/hr for an addition of a guard to be present at the General Session Meeting. (4/0)

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, April 18, 2018, at the Clubhouse.

Adjournment

The meeting adjourned at 8:06 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