

**Seascape Village Owners Association
General Session Meeting
Wednesday, June 19, 2019
Association Clubhouse**

Board Members Present: Paul Delaney President; Carolyn Novotny, Secretary; Neila Burns, Treasurer; Mike McAlister, Director at Large

Also Present:

Sheryl Sharp, Curtis Management Company
Amy Bergen, Recording Secretary.

Called to Order

The meeting was called to order at 6:04 p.m.

Executive Session

President Delaney informed the membership of a summary of the most recent Executive Session Meeting which included: Approval of meeting minutes, delinquencies, legal matters and member discipline.

Presidents Report

President Delaney reported that there are a few things that have gone on throughout the month. The email list is strictly for Seascape Village residents only. A week ago on Paseo Gallita all of the mailboxes were broken into and all mail content was removed. A parked car on Paseo Gallita was also broken into less than 12 hours after this incident. Some valuables were stolen from the trunk of the car. President Delaney asked that all residents be alert as to what is going on throughout the community. A homeowner has spotted a person who looked suspicious. He was walking around the community wearing a water meter vest but was not checking the water meters. Almost appeared to be casing the neighborhood. If you see something, call the local sheriff's department as they are aware of the incidents that have taken place.

Homeowners Forum

Ten (10) homeowners were present.

Minutes

The Board *MSUA (Burns, Delaney) minutes held on May 15, 2019 as submitted. (4-0)

Treasurer's Report

The Board *MSUA (Burns, Delaney) the financial statement ending May 31, 2019 subject to year-end review. (4-0)

The Board *MSUA (Burns, Delaney) the May bank statement and reconciliation. (4-0)

The Board *MSUA (Delaney, Burns) to approve the new Board Resolution recital for the monthly transfers from the Association's operating and reserve accounts pursuant to civil code 5380(b)(6). (4/0)

Investments

Nothing to review at this time.

Delinquency

The Board *MSUA (Delaney, Burns) to issue a lien on account #00160-1. (4-0)

Committee Reports

Architectural Committee

The Board liaison gave a brief overview. 12 applications were submitted and approved throughout the month.

Landscape

Committee Co-Chair Kurt Seidler gave the monthly report. Discussed possible trimming trees and also the removal of eucalyptus trees throughout the community.

Maintenance

Board President reported there were a few things in the pool area that needed maintenance but nothing major.

Pool

Board President reported that the scaling was done. Nothing further to report

Traffic

Board President asked that everyone adhere to the 10mph that is imposed throughout the Village as there are no sidewalks.

Social Committee

Looking forward to the Welcome to Summer pot-luck.

Old Business:

- 1). ODR – No new information to provide at this time.
- 2). Landscaping Services – The Board *MSUA (Delaney, McAlister) Brightview Landscaping to be the community's landscaping contractor effective August 1, 2019 for the monthly cost of \$18,227. (4-0)
- 3). South Coast Gardening Proposals – the Board *MSUA the proposal to repair the sprinkler system and relocate the Raphiolepis at the corner of Paseo Flamenco and Via Loro in the amount of \$625.00. (4-0)

The Board *MSUA (Delaney, McAlister) to replace 2 - 15 gallon dwarf magnolia trees for the price of \$390.00. (4-0)

New Business

1. Landscape charter –Tabled review until the next month.
2. Maintenance waivers –Tabled review until the next meeting.
3. Clubhouse – The Social Committee is requesting to place a door over the area that has the boxes in the clubhouse. 2/2 (McAlister, Novotny Yes) (Delaney, Burns No) The motion did not pass.
4. Landscape master plan – landscape committee will provide a list of items to be reviewed and voted on at the following board meeting. Tabled review until the next meeting.
5. Listing of landscape issues in community – tracking list is in place for the committee to keep track of the items that need to be fixed. Tabled review until the next meeting.
6. Patrol Masters – The Board *MSUA (McAlister, Delaney) to have Patrol Masters start doing random checks on the weekends and random days to perform a homeowner and key check to verify that everyone at the pools belong to the community. Not to exceed \$2,000 for July, August and September. (4-0)
7. Concrete grinding –The Board *MSUA (Delaney, McAlister) BPA proposal not to exceed \$5000 and to inspect Paseo Gallita to insure there are no trip hazards. (4-0)
8. Insurance renewal – The Board *MSUA (Novotny, Delaney) the proposal from Alera Insurance. (4-0)

9. Skateboarding signs – The Board *MSUA (Delaney, McAlister) \$650 to have the 5 skateboard signs to be placed throughout the community. (4-0)

Adjournment

The Board meeting was adjourned at 7:30 p.m.

Next Meeting

The next Board Meeting will be July 17, 2019 at 6:00 p.m.

BOARD CERTIFICATION AND APPROVAL OF MINUTES

This is to certify that Seascape Village Homeowners 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.

Board Signature