

**Seascape Village Owners Association  
General Session Meeting  
Wednesday, July 17, 2019  
Association Clubhouse**

**Board Members Present:** Paul Delaney President; Carolyn Novotny, Secretary; Neila Burns, Treasurer

**Absent:**

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 6:00 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 reminded the homeowners of the upcoming Board elections, asked that all homeowners please slow down and adhere to the 10mph speed limit throughout the village. The streets are narrow and there are no sidewalks in the village. Board President also informed the homeowners that Modern Horticulture has gone out of business.

**Homeowners Forum**

Seven (7) homeowners were present.

**Minutes**

The Board \*MSUA (Burns, Delaney) approved the June 19, 2019 minutes as amended stating that Kurt Seidler is the committee chair not the “co-chair”

**Treasurer’s Report**

The Board \*MSUA (Burns, Delaney) the financial statement ending June 2019 subject to year-end review. (3/0)

The Board \*MSUA (Burns, Delaney) the June bank statement and reconciliation as provided by management. (3-0)

The Board \*MSUA (Delaney, Burns) to approve the 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**

The treasurer gave a brief overview of the investments.

**Delinquency**

Nothing to review at this time.

**Committee Reports**

Architectural Committee

The Board Liaison gave a brief overview.

### Landscape

Chair Kurt Seidler reported that the main objective is to meet with the contact person for the new landscape company to discuss a long term plan for the sod replacement, tree removals / trimming on a regular basis, flower beds and mulch needs throughout the village. What other options for ground cover beside sod can be used in the village. This will be looked at once the new landscaper is on board and meets with Board members.

### Maintenance

President Delaney stated that there have been several items that the new maintenance company has had to repair and the Board is pleased with their response time and workman ship.

### Pool

Pool committee asked that the President report that there is a broken chair at the Gallita Loop pool that will need to be replaced. Furniture will be inspected shortly as this has not been done since 2014.

### Traffic

Very little activity throughout the month. Still requesting all homeowners to adhere to the 10mph throughout the village.

### Social Committee

The welcome to summer pot-luck was a success.

Board member Neila Burns stated she and Board member Carolyn Novotny have looked at several items inside of the clubhouse that need to be repaired. Some painting, flooring in the kitchen, cabinets, etc. They will be checking to see if there is room in the budget for upgrades at this time. They have asked for the homeowners to put in a “wish list” of items they would like for the Board to look into.

### Old Business:

- 1). ODR – No new information to provide at this time. They will be maintaining the irrigation and lighting that was installed. Their first Board of Directors meeting is July 18, 2019.
- 2). Landscaping Services – The scope of work has been determined, the price has been determined, the contract right now is with the attorneys. The transition is planned for August 1, 2019.
- 3). Landscape charter – Tabled review until the next meeting.
- 4). Maintenance Waivers – Tabled review until the next meeting.
- 5). Landscape Master Plan – Tabled review until the next meeting.
- 6). Listing of landscape issues in the community – Tabled review until the next meeting.

### **New Business**

- 1). Pool Fence proposal – Tabled review until the next meeting. Management asked if the reserve study should include the amount for the replacement and the Board directed management to notify the reserve analyst.
- 2). South Coast Gardening Proposals – The Board **\*MSUA** (Delaney, Burns) the South Coast Gardening proposal to plant shrubs in front of the electrical box between 3294 Paseo Gallita and 3292 Paseo Gallita in the amount of \$189.00.

The Board **\*MUSA** (Delaney, Burns) the South Coast Gardening proposal to remove the stump and plant ground cover between 3379 Paseo Halcon and 3377 Paseo Halcon in the amount of \$108.00.

3). Architectural Guidelines and Forms – Tabled review until the next meeting.

4). Emergency Business – None.

**Correspondence**

The Board reviewed the work order log, action items and correspondence from homeowners throughout the month.

**Adjournment**

The Board meeting was adjourned at 6:41 p.m.

**Next Meeting**

The next Board Meeting will be August 21, 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.*

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Board Signature