

**Seascape Village Owners Association
General Session Meeting
Wednesday, August 21, 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 6:02 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 is a new landscaping company Brightview Landscape in the village. They are moving a little slow but the quality is excellent.

Homeowners Forum

Fifteen (15) homeowners were present.

Minutes

The Board *MSUA (Burns, Delaney) approved the July 17, 2019 minutes as amended should read “trimming on a regular basis” instead of trimming on a regular basic. (3-0)

Treasurer’s Report

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

The Board *MSUA (Burns, Delaney) the July 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. No action to take.

Delinquency

Nothing to review at this time.

Committee Reports

Architectural Committee

The Board Liaison gave a brief overview.

Landscape

Chair Kurt Seidler reported that he has received bids from the new landscape firm to have some replacement plants put in throughout the village. The Board *MSUA (Delaney, Burns) the Brightview Landscape proposal to add ice plant and ground cover to 3369 Paseo Halcon and 3371 Paseo Halcon in the amount of \$263.44.

The Board *MSUA (Delaney, Burns) the Brightview Landscape proposal to add ice plant and ground cover to 3285 Paseo Gallita in the amount of \$254.45.

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 work. Additional bids for the concrete repair and driveway repairs are coming as they were missed last time by the concrete vendor.

Pool

Fencing around the pools is currently being discussed.

Traffic

Very little activity throughout the month. Only had two (2) tows this month. Once a vehicle has received a 3rd ticket, they will be towed off of the property.

Social Committee

A community wide "Halloween" Pot Luck is being planned for Saturday, October 26th to start at 4:30 p.m.

Old Business:

- 1). ODR – A geological survey needs to be done on the slope towards this property. The Board *MSUA (Delaney, Burns) to do the survey not to exceed \$7,000. **(3-0)**
- 2). Landscape charter – Tabled review until the next meeting.
- 3). Maintenance Waivers – The Board *MSUA (Delaney, Novotny) to have Curtis Management provide waiver #1 to the homeowners and the Association's legal counsel will prepare and provide waiver #2 to the homeowners when their projects require it. **(3-0)**
- 4). Pool Fence proposals – Tabled review until the next meeting.
- 5). Architectural Guidelines and forms – Tabled review until the next meeting.

New Business

- 1). September Meeting – The Board *MSUA (Delaney, Burns) to have the September meeting held on September 25, 2019. **(3-0)**
- 2). Inspector of Elections – The Board *MSUA (Delaney, Novotny) to appoint Jean Ruiz as Inspector of Elections for the upcoming Board Member Elections. Additional inspectors will be announced at the September meeting. **(3-0)**
- 3). Peterson Roofing Maintenance Program – The Board *MSUA (Delaney, Novotny) to have Peterson Roofing start a roofing maintenance program throughout the village in the amount of \$18,975.00 **(3-0)**
- 4). Patio Furniture- The Board *MSUA (Delaney, Burns) the Patio Guys proposal #230123 to replace the chairs at all three pools in the amount of \$12,172.84 to be done in October. **(3-0)**

The Board *MSUA (Delaney, Burns) the Patio Guys proposal #230404 to replace the tables at the clubhouse pool in the amount of \$497.81 to be done in October. (3-0)

5). Patrol Masters – The Board *MSUA (Delaney, Novotny) the contract increase from \$630.00 to \$658.00 effective January 2020. (3-0)

6). Concrete replacement – The Board *MSUA (Delaney, Novotny) the proposal from James LaFave not to exceed \$15,000 for the concrete and driveway repairs at 3485 Paseo Flamenco, 3369 Paseo Halcon and 409 Via Pajaro that had previously been done. (3-0)

7). Concrete Grinding – The Board *MSUA (Delaney, Burns) the BPR proposal in the amount of \$3,384.59 for the additional concrete grinding that needs to be done throughout the Gallita Loop. (3-0)

8). 3456 Paseo Flamenco Wood Replacement – The Board tabled review until the next meeting.

9). Mira Costa Slope – The Board tabled review until the next meeting.

10). Reserve Study Draft – The Board *MSUA (Delaney, Burns) the reserve study as prepared by RDA Reserve Study Analysis. (3-0)

11). Proposed 2020 Budget – The Board tabled review until the next meeting.

Correspondence

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

Adjournment

The Board meeting was adjourned at 7:57 p.m.

Next Meeting

The next Board Meeting will be September 25, 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