

**Seascope Village Owners Association
General Session Meeting
Wednesday, September 18, 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.

President's Report

President Delaney stated that everyone is aware that we made changes to the landscaping vendor. Has not been as smooth as they had wished. Kurt Seidler and Paul Delaney met with the landscapers last week and they have tripled the staff that is onsite in the village and they have seen much better progress. They are responsive. Thanks to Trish Ragland for the garage sale. Gate was propped open at the pool clubhouse. Asked the homeowners in attendance to please not do this as this is a safety issue and the health department can shut the pools down if this continues.

Homeowners Forum

Fourteen (14) homeowners were present. Martha Lester addressed the homeowners in attendance stating that she does not support the flyer that was sent out that had her name on it without her permission.

Minutes

The Board *MSUA (Burns, Delaney) the August 21, 2019 minutes as amended "to re-strap the chairs" instead of "replace" and "to refinish the tables" instead of "replace" and "the contract" instead of "contact" increase from patrol masters. **(3-0)**

Treasurer's Report

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

The Board *MSUA (Burns, Delaney) the August 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). **(3-0)**

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. Three (3) applications were approved throughout the month and two (2) homes were inspected as new escrows have opened.

Landscape

Chair Kurt Seidler reported that the committee chose to use monthly \$500 to rehab the Mira Costa slope. Brightview provided proposal to provide rooted plants (ice plants) this will continue up to the Via Pato opening.

Maintenance

President Delaney stated that the outside lights have been replaced around the clubhouse and pool as routine maintenance. The water on the Mira Costa sidewalk from the slope has subsided over the last few weeks.

Pool

The heater at Pool 1 is problematic. We are working with pool vendor to get this fixed under the warranty, as the water heater is not old. Owners were advised to please wash off prior to getting into the pool as there is sand in the bottom of the pool and no smoking is permitted in the pool area.

Traffic

Very little activity throughout the month. There were no tows this month. People driving 25-30 mph. There is a speed limit of 10MPH throughout the village. No parking on the streets within the village as they are designated fire lanes.

Social Committee

“Halloween” Pot Luck is being planned for Saturday, October 26th to start at 4:30 p.m.

Old Business:

- 1). ODR – Nothing new to report at this time. Still waiting to hear from the new HOA.
- 2). Landscape Charter – Tabled review until the next meeting.
- 3). Landscape Master Plan – Tabled review until the next meeting.
- 4). List of Landscape Issues in the Community – Tabled review until the next meeting.
- 5). Pool Fence proposals – removed from the agenda. This is not an item that the Board of Directors wishes to peruse at this time due to the financial constraints and other projects that are more time sensitive.
- 6). Appoint Inspector of Elections – The Board *MSUA (Burns, Delaney) to appoint Donna Ferguson, Trish Ragland to serve as Inspector of Elections at the upcoming Annual meeting. **(3-0)**
- 7). Mira Costa Slope – The Board *MSUA (Burns, Novotny) the Bistline proposal for \$54,000 for the recommendations as provided by Terra Pacific and their geotechnical report. **(3-0)**
- 8). Proposed 2020 Budget – The Board *MSUA (Burns, Novotny) the proposed budget with an increase to be \$370 per month. **(3-0)**

New Business

- 1). Pool Gate Fob System - Remove from the agenda until further notice.

2). Peterson roofing proposals – The Board *MUSA to ratify the proposal from Peterson roofing for repair at 3456 flamenco in the amount of \$2,100 **3-0** (Burns, Novotny). The Board to ratify the proposal for the repairs at 3489 flamenco in the amount of \$1,125.00 (Burns, Novotny) **3-0**.

3). Concrete replacement – The Board tabled pending further.

4). Landscape/Irrigation – The Board *MSUA (Novotny, Burns), not to exceed \$5,700 for Brightview to make the necessary irrigation repairs throughout the village. **3-0**

The Board *MSUA (Burns, Novotny) not to exceed \$8500 to trim the eucalyptus trees for the fall tree trimming schedule. (Novotny, Burns) **3-0**. The Board tabled review of the fuel modification for OFCA until the next meeting.

5). Pool 1 heater – tabled until further notice.

Emergency business

Correspondence

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

Adjournment

The Board meeting was adjourned at 7:43 p.m.

Next Meeting

The next Board Meeting will be October 16, 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