

**Seascape Village Owners Association
General Session Meeting
Wednesday, October 16, 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 6:00 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 reported that a walk-through took place with the Landscape Committee and landscape contact BrightView. There are a few areas that are still needing attention but the crews are very responsive and getting the issues taken care of. It was also reported that Bistline would be working on the topsoil on the Paseo Gallita drainage system. Landscaping refurbishing is still in the works.

Homeowners Forum

Fourteen (14) homeowners were present.

Minutes

The Board *MSUA (Burns, Delaney) the September 18, 2019 minutes as amended "pursue" instead of "peruse".
(4-0)

Treasurer's Report

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

The Board *MSUA (Burns, Delaney) the September bank statement and reconciliation as provided by management. **(4-0)**

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)**

Delinquency

Nothing to review at this time.

Committee Reports

Architectural Committee

The Board Liaison gave a brief overview. Two (2) applications were approved throughout the month.

Landscape

Chair Kurt Seidler reported that the committee went on the walk-through with the current landscapers BrightView. Both parties noted the importance of following the state guidelines for fire danger. Still allocating \$500 to the Mira Costa slope renovations and plantings.

Maintenance

President Delaney stated there are a few ongoing work orders with the maintenance company Centerpoint. Nothing further to report.

Pool

The heater at Pool / Spa 1 was problematic last month. Pool and spa are being heated properly.

Traffic

Very little activity throughout the month. There were no tows this month.

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 – The Board ***MSUA** (McAlister, Burns) to accept as amended (item #6 from “insure” to “inspect”. **(4-0)**)
- 3). Landscape Master Plan – Tabled pending further review.
- 4). List of Landscape Issues in the Community – The landscape committee went through the list of the current complaints regarding the landscaping throughout the community. This list is outdated. A new list will be put together and provided to management so the landscaper can start making these issues get taken care of.
- 5). Architectural Guidelines & Forms – tabled until the next meeting.
- 6). Mira Costa Slope – Construction will begin in November 2019.
- 7). Landscape / Irrigation – The Board requested management to obtain additional bids for the fire abatement project.

New Business

- 1). 2019 Year-End review and Tax Returns – The Board ***MSUA** (Burns, McAlister) to accept the Beck and Company CPA Review and tax returns for the 2019 fiscal year as prepared. **(4-0)**

Correspondence

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

The Board reported that the Pear Trees would be thinned and shaped during the tree trimming project set to begin in November.

Adjournment

The Board meeting was adjourned at 7:04 p.m.

Next Meeting

The next Board Meeting will be November 20, 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