

**Seascape Village Owners Association
General Session Meeting
Wednesday, November 20, 2019
Association Clubhouse**

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

Also Present:

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

Called to Order

The meeting was called to order at 6:03 p.m.

Organizational:

Paul Delaney, President 5-0
Carolyn Novotny, Vice President 5-0
Mike McAlister, Secretary 5-0
Neila Burns, Treasurer 5-0
Barry Daniel, Director at Large 5-0

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 at last months meeting it was announced that the Mira Costa Slope was set to begin. The top soil will be dug up and other items will be placed down. This work is set to begin December 3, 2019 weather permitting. There will be no meeting in December as this has been for prior years. The Association has a tree plan with BrightView for 3 years to trim the trees in the village. They will begin Dec 3, 2019 trimming all of the trees that are of most urgent. All trees will be started on Flamenco, it will take about 2 months for the entire project to be completed.

Homeowners Forum

Nine (9) homeowners were present.

Minutes

The Board *MSUA (Burns, Delaney) the October 16, 2019 minutes as submitted. **(5-0)**

Treasurer's Report

The Board *MSUA (Burns, Delaney) the financial statement ending October 2019 subject to year-end review. **(5-0)**

The Board *MSUA (Burns, Delaney) the October bank statement and reconciliation as provided by management. **(5-0)**

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). **(5-0)**

Delinquency

Nothing to review at this time.

Committee Reports

Architectural Committee

The Board Liaison gave a brief overview. Eight (8) applications were approved throughout the month.

Landscape

Chair Kurt Seidler reported that the committee went on the walk-through with the current landscapers BrightView. Asked what they could do to make the traffic medians look better. Landscaper has submitted a proposal for those upgrades. Herbicide spraying has come to a halt until further notice.

Maintenance

President Delaney stated there are a few ongoing work orders with the maintenance company Centerpoint. The lights in the clubhouse have been replaced as well as some painting has been done. Nothing further to report.

Pool

The handrail covers on the spa have been replaced.

Traffic

Very little activity throughout the month. There were no tows this month and minimal tickets were issued.

Social Committee

Nothing new to report at this time.

Old Business:

- 1). ODR – Nothing new to report at this time.
- 2). Landscape Charter – The Board *MSUA (McAlister, Burns) to release the charter as prepared. (5-0)
- 3). 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 the Board for review
- 4). Mira Costa Slope – This is still pending. Nothing further to report at this time.
- 5). Architectural Guidelines & Forms – tabled until the next meeting.

New Business

- 1). Landscape Proposals – The Board *MSUA (Delaney, McAlister) the BrightView proposal #7079216 to install the new landscaping materials at 3369 Paseo Halcon in the amount of \$4,475.00. **(5-0)**

The Board *MSUA (Delaney, McAlister) the BrightView proposal to install two (2) 15 gallon trees instead of the 24” box Magnolia little gem trees at 400 Paseo Ganso not to exceed \$1,946.40. **(5-0)**

The Board *MSUA (McAlister, Delaney) to have James LaFave do the fuel brush abatement not to exceed \$30,000.00. **(5-0)**

2). Chemicals – The Board *MSUA (McAlister, Burns) to have Peter Zavon provide a report on the chemicals used and provide his recommendations. **(5-0)**

3). Emergency Items – The Board *MSUA (McAlister, Novotny) accept the 3% rate increase from Blue Balance Pool. **(5-0)**

Correspondence

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

The Board reported that the speed limit signs throughout the village are cracked and need to be replaced.

Adjournment

The Board meeting was adjourned at 7:26 p.m.

Next Meeting

The next Board Meeting will be January 15, 2020 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