

**Seascape Village Owners Association  
General Session Meeting  
January 15, 2020  
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

**Called to Order**

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

**Executive Session**

President Delaney informed the membership of a summary of the most recent Executive Session Meeting which included: We have had some progress with the Del Rey project, approval of meeting minutes and legal matters and member discipline.

**President's Report**

President Delaney reported that it was a great holiday season and very grateful to the homeowners for their participation with holiday decorations and thank the Social Committee for their great job in decorating.

**Homeowners Forum**

Three (3) homeowners were present.

**Minutes**

The Board \*MSUA (Burns, Daniels) the November 20, 2019 minutes as submitted. **(5-0)**

**Treasurer's Report**

The Board \*MSUA (Burns, McAlister) the financial statement ending November and December 2019 subject to year-end review.

**(5-0)**

The Board \*MSUA (Burns, McAlister) the November and December bank statement and reconciliation as provided by management. **(5-0)**

The Board \*MSUA (Burns, Novotny) 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)**

The Board \*MSUA (Burns, McAlister) to approve the reserve investments as recommended by the Treasurer. **(5-0)**

**Delinquency**

The Board \*MSUA (Burns, McAlister) recording a lien on account number SV-00016-2. **(5-0)**

**Committee Reports**

Architectural Committee

The Board Liaison gave a brief overview.

### Landscape

Chairperson Martha Lester reported there are individuals that are moving out of the association and will no longer be on the committee. There are new individuals that have volunteered to be on the committee. There was a walk through today with BrightView and the committee reviewed some areas that are bare where the monthly \$500 could be spent. The gardeners are leaving their burlap sacks overnight and this was provided to BrightView.

The Board \*MSUA (McAlister, Burns) appointing Steve Smith, Roger Howland, Ben Silverman, Ricco Bono and Mike Koljan as members of the Landscape Committee. **(4-1 Delaney - No)**

### Maintenance

President Delaney stated with the holidays there hasn't really been a lot going on. Now that the fiscal year is over there will be more maintenance items coming up.

### Pool

The pool furniture was refinished and looks great. The cost was one-third of the cost for new furniture.

### Traffic

Traffic continues to be an issue with people just driving too fast. Please pass the word around to keep driving speed to a minimum and be safe as you're driving through the community.

### Social Committee

Nothing new to report at this time and the committee is not planning any events until they see that people are interested.

### **Old Business:**

- 1). ODRE – Nothing new to report at this time.
- 2). Listing of Landscape Issues in the Community – Mike McAlister will review the list, remove any items that have been completed and review the open items with the committee and bring a revised list back to the board.
- 3). Architectural Guidelines & Forms – Tabled
- 4). Chemicals – Mike McAlister provided a summary of the report that was provided by an independent third party as to the safety of the chemicals that are being used by the landscape company. The chemicals are safe as long as an individual does not come into contact with the chemicals when they are wet. Once they are dry they are safe to both humans and animals.

The Board \*MSUA (McAlister, Daniels) based upon the results of the report provided by Peter Zavon, MS, CIH to resume using chemicals that are needed in the control and maintenance of the landscaping. **(5-0)**

### **New Business**

- 1). Landscaping Proposals – The Board \*MSUA (McAlister, Novotny) the BrightView proposal #109285 to treat ten coral trees for Erythrina Twig Borer and Shot Hole Borer in the amount of \$6,150.00 to be expensed to 5227. **(5-0)**

The Board \*MSUA (Burns, Novotny) the RPW proposal to spray the pear trees for prevention of blight in the amount of \$11.00 per tree for two applications. **(4-0 McAlister abstain)**

- 2). James LaFave Proposals – The Board \*MSUA (McAlister, Burns) to correct the drainage on the walkway at 3353 Paseo Halcon by doing concrete cuts and add silica in the gap in the amount not to exceed \$550.00. **(5-0)**

3). Election Rules – The Board \*MSUA (McAlister, Burns) legal counsel to draft Election Rules not to exceed \$500.00. **(5-0)**

4.) 2019 Legislative Update – The Board reviewed the new Legislative and Case Law Summary.

5.) Website Enhancement – Tabled

6.) Change February Meeting Date – The Board \*MSUA (Delaney, Burns) the next meeting date will be held February 26, 2020. **(5-0)**

7). Emergency Items – 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 7:35 p.m.

**Next Meeting**

The next Board Meeting will be February 26, 2020 at 6:00 p.m.

**BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*This is to certify that Seascope 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