

**Seascape Village Owners Association  
General Session Meeting  
February 26, 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: Approval of meeting minutes, legal matters and video guidelines will be sent out to the owners for comment.

**President's Report**

President Delaney reported that the pear trees were trimmed and had two spraying for fire blight. The coral trees were treated at the clubhouse to abate a disease.

**Homeowners Forum**

Eight (8) homeowners were present.

**Minutes**

The Board \*MSUA (McAlister, Daniels) the January 15, 2020 minutes as submitted. **(5-0)**

**Treasurer's Report**

The Board \*MSUA (Burns, McAlister) the financial statement ending January 2020 subject to year-end review. **(5-0)**

The Board \*MSUA (Burns, Delaney) the January bank statement and reconciliation. **(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)**

**Delinquency**

No action required.

**Committee Reports**

Architectural Committee

Chairperson Ernie Marquez reported there were three (3) applications that were reviewed and approved during the month.

Landscape

Chairperson Martha Lester reported the monies for January and February have been taken care of. The Gallita loop should look really good with the installation of the roses.

### Maintenance

President Delaney reported there were 3 mailbox sections and a stop sign that was knocked over that was replaced.

### Pool

No maintenance items were required.

### 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

Chairperson Jean Ruiz report they are still having lots of fun with card games and playing Mahjong.

### **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). Election Rules – The Board reviewed the draft Election Rules as prepared by legal counsel to comply with California Statutory Law. Options 1 through 3 are to be included and remove the last optional item 4. Once the revisions have been completed the rules will be sent out to the members for a 28 day comment.

The Board **\*MSUA** (McAlister, Burns) the Election Rules as revised and to be mailed to the membership. **(5-0)**

- 5). Website Enhancement – Tabled

### **New Business**

- 1). Landscaping Proposals – The proposal for 3431 Paseo Flamenco has been been further investigated and a French drain may not be needed. The utility company and Cox Cable have been contacted to inspect as well. Tabled for further investigated.

The Board **\*MSUA** to approve the 2020 (\$12,722) and 2021(\$18,007) tree care plan. (Novotny, McAlister) **(5-0)**

- 2). Inspector of Election – The Board **\*MSUA** (Delaney, Burns) the proposal for The Inspectors of Election in the amount of \$1,916.50. **(5-0)**

- 3). Asphalt Proposals – The Board **\*MSUA** (McAlister, Burns) the proposal for Quickel in the amount of \$3,500 for Paseo Ganso repairs. **(5-0)**

- 4.) 2019 Tax Returns – The Board **\*MSUA** (Burns, Novotny) the 2019 tax returns as prepared by the CPA . **(5-0)**

- 5.) 2019 Review – The Board **\*MSUA** (Burns, McAlister) the 2019 review as prepared by the CPA . **(5-0)**

- 6.) Insurance Claim – The Board reviewed the insurance claim for 3501 Paseo Flamenco.

7). James LaFave Proposals – The Board \*MSUA (Burns, McAlister) to correct the drainage on the walkway at 3421 Paseo Flamenco not to exceed \$1,300 .00. **(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 7:26 p.m.

**Next Meeting**

The next Board Meeting will be March 18, 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