

Seascape Village Owners Association
Executive Session Meeting
April 15, 2020
Via Zoom Meeting

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 6:04 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 violations.

President's Report

President Delaney reported that everyone is aware of the COVID-19 requirements and for everyone to stay safe and wear masks.

Homeowners Forum

Three (3 homeowners attended by Zoom.

Minutes

The Board *MSUA (Novotny, Burns) the March 18, 2020 minutes as submitted. **(5-0)**

Treasurer's Report

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

The Board *MSUA (Burns, Daniels) the March 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

Liaison Carolyn Novotny stated all applications were approved that were received in the Chairperson's absence.

Landscape

Chairperson Martha Lester reported that she and Roger Howland met with Mark Morgan regarding the rebates available for irrigation. Martha raised concern of the life of the controllers.

Mike reported they will be starting to use a post-emergent next week. We are in the second day of Spring/Summer tree trimming with BrightView. Mike and Martha are providing Kathleen with emails since the walkthrough is not being done

*MSUA: Motioned, Seconded & Unanimously Approved.

*MSA: Motioned, Seconded & Approved.

*MSUD: Motioned, Seconded & Unanimously Declined.

*MSD: Motioned, Seconded & Declined.

right now. The committee approved a couple replacements of plants at the north side of Alondra and up behind the pool area to rejuvenate the area.

James LaFave Proposal

The Board *MSUA (McAlister, Daniels) to replace and extend the French drain at 3431 Paseo Flamenco in the amount of \$2,435.00. **(5-0)**

BrightView Proposal

The Board *MSUA (Novotny, Burns) the BrightView Proposal #7177485 in the amount of \$232.50. **(5-0)**

The Board *MSUA (Daniels, Burns) to request the landscape committee focus more diligently with the neglected existing property. **(4-0, McAlister, No)**

The landscape committee will obtain bids for the offer to remove the existing red apple and replace with sod at the owner's expense for the sod at 3276 Paseo Gallita. **(5-0)**

The Board *MSUA (Novotny, Burns) to replace the tree that has died at 3452 Paseo Flamenco not to exceed \$400. The remaining two locations will be placed on the list for future consideration. **(5-0)**

The Board *MSUA (Novotny, McAlister) to add fertilizer and soil treatment for the plant at 3292 Paseo Gallita at no cost. **(5-0)**

Maintenance

President Delaney reported there were 6 mailboxes that were replaced in the last several weeks. There was a recommendation by a homeowner to install bulletin boards. The Board approved the purchase of two and they have arrived and will be installed at the clubhouse.

Pool

President Delaney reported the pools have been shut down due to COVID-19 and the janitorial service has ceased. The Board *MSUA (McAlister, Daniels) to approve the annual maintenance on the 3 pool and spa heaters in the amount of \$1,780.00. **(5-0)**

Traffic

The President reported they had the first tow in several months today over on Pajaro.

Social Committee

The Committee was notified that all functions have been canceled due to COVID-19.

Old Business:

- 1). ODRE – Nothing new to report at this time.
- 2). Listing of Landscape Issues in the Community – Mike McAlister reviewed the list with the Board.
- 3). Architectural Guidelines & Forms – Distribute to the Board and place on the May agenda.
- 4). Election Rules – The Board *MSUA (Delaney, McAlister) the Election Rules as presented. **(5-0)**

New Business

1). Worker’s Comp Policy Renewal – The Board *MSUA (Novotny, McAlister) to transfer the Worker’s Comp policy to the current broker to renew to through the term of the other insurance policies. **(5-0)**

2). James LaFave Proposal – The Board *MSUA (Novotny, McAlister) obtaining a formal proposal from James LaFave for the concrete work at 3374 Paseo Halcon. **(5-0)**

5). 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 7:37 p.m.

Next Meeting

The next Board Meeting will be May 20, 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