

**Seascape Village Owners Association
General Session Meeting
July 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 6:01 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 and legal matters, delinquencies and homeowner violations.

President's Report

President Delaney reported he is very happy with the Mira Costa slope and that Del Rey Wall project is now going forward with engineering and city permits.

Homeowners Forum

One (1) homeowner was in attendance.

Minutes

The Board *MSUA (McAlister, Burns) the June 17, 2020 minutes as submitted. **(5-0)**

Treasurer's Report

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

The Board *MSUA (Burns, Novotny) the June bank statements and reconciliations. **(5-0)**

The Board *MSUA (Burns, Novotny) 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.

Landscape

Nothing to report.

BrightView Proposal

The Board *MSUA (McAlister, Burns) the BrightView Proposal #7264718 not to exceed \$900.00 with the proposal revised to remove the tree and verify the cost of labor. **(5-0)**

Proposal #7256261 and #7264675 Mike will review with BrightView.

The Board *MSUA (McAlister, Burns) the BrightView Proposal #7264746 in the amount of \$74.96. **(5-0)**

The Board *MSUA (McAlister, Burns) the BrightView Proposal #155128 to trim the pine tree in the amount of \$720.00 and have BrightView provide a report on the health of the Eucalyptus tree. **(5-0)**

It was agreed to review the Open Items for the Landscape Proposals with the Landscape Committee and get their opinion on prioritizing the open items.

Maintenance

No major maintenance this month.

Pool

Nothing to report.

Traffic

Nothing to report.

Social Committee

Nothing to report.

Old Business:

- 1) ODRE – The Board President reported the contract has been signed and will start soon.
- 2) Architectural Guidelines & Forms – Tabled
- 3) Maintenance Waiver – The Board *MSUA (Burns, Novotny) the Maintenance, Waiver and Indemnity Agreement as prepared by the Association’s attorney. **(5-0)**
- 4) Landscape RFP – The Board reviewed the current RFP and agreed it was complete to go out to bid.
- 5) Landscape Charter – The Board *MSUA (McAlister, Burns) removing item #3. **(4-1, Delaney Abstain)**
The Board *MSUA (McAlister, Novotny) to accept the . **(5-0)**

New Business

- 1) Pools 2 & 3 – In order to open the other two pools, it would be an additional \$1,000.00 per month.
The Board *MSUA (Novotny, Burns) not to open Pools 2 & 3 at this time. **(4-1, Daniels No)**
- 2) Camera System – The Board reviewed the proposal to install cameras at the clubhouse and it was determined the cost of approximately \$8,000.00 would not be feasible at this time.
- 3) Peterson Roofing – The Board *MSUA (McAlister, Burns) the semi-annual preventative roof maintenance in the amount of \$12,650.00 for the first maintenance and \$6,325.00 for the second maintenance. **(5-0)**
- 4) Emergency Items – None

Correspondence

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

3374 Paseo Halcon – The Board *MSUA (McAlister, Burns) the proposal by James LaFave to replace the walkway in the amount \$6,435.00. **(5-0)**

3345 Paseo Halcon – The Board *MSUA (Delaney, Burns) the proposal by James LaFave to replace the walkway in the amount of \$6,350.00. **(5-0)**

3363 Paseo Halcon – The Board reviewed the letter and determined the 1989 Amendment to the CC&R’s designates the Association to be responsible for all maintenance outside the dwelling except for the rear patio.

3345 Paseo Halcon – The Board *MSUA (McAlister, Burns) Peterson Roofing to perform repairs to the roof not to exceed \$900.00 and the owner will be responsible for any future maintenance of the Solatube. **(5-0)**

Adjournment

The Board meeting was adjourned at 8:15 p.m.

Next Meeting

The next Board Meeting will be August 19, 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