

**Seascape Village Owners Association
General Session Meeting
November 18, 2020
Association Clubhouse**

Board Members Present: Paul Delaney President; Carolyn Novotny, Vice President/Treasurer; Barry Daniel, Secretary; Rick Riccobono, 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, meeting with legal counsel and legal matters, delinquencies and member discipline.

Officer Positions

The Board *MSUA (Novotny, Riccobono) to appoint Paul Delaney as President. **(4-0)**

The Board *MSUA (Delaney, Daniel) to appoint Carolyn Novotny as Vice President and Treasurer. **(4-0)**

The Board *MSUA (Delaney, Novotny) to appoint Barry Daniel as Secretary. **(4-0)**

The Board *MSUA (Delaney, Novotny) to appoint Rick Riccobono as the Director at Large. **(4-0)**

Board Liaison

The Board *MSUA (Delaney, Novotny) to appoint Barry Daniel as the Liaison to the Social Committee. **(4-0)**

The Board *MSUA (Delaney, Daniel) to appoint Carolyn Novotny as the Liaison to the Architectural Committee. **(4-0)**

The Board *MSUA (Delaney, Novotny) to appoint Rick Riccobono as the Liaison to the Landscape Committee. **(4-0)**

President's Report

President Delaney reported he included an article in the President's Report for the newsletter requesting owners to please cut back usage by 10% as there has been an increase in water causing the budget to be over by \$17,000.00.

Homeowners Forum

Three (3) homeowners were in attendance.

Minutes

The Board *MSUA (Novotny, Daniel) the October 21, 2020 minutes as submitted. **(4-0)**

Treasurer's Report

The Board *MSUA (Delaney, Riccobono) the financial statement for October 2020 subject to year-end review. **(4-0)**

The Board *MSUA (Delaney, Novotny) the October bank statements and reconciliations. **(4-0)**

The Board *MSUA (Delaney, Novotny) the Board Resolution recital for the monthly transfers from the Association's operating and reserve accounts pursuant to civil code 5380(b)(6). **(4-0)**

Delinquency

No action required

Committee Reports

Architectural Committee

Carolyn Novotny reported the committee reviewed 9 applications for the month.

Landscape

Mike Koljan reported the committee met and is focusing on helping the Board with review of the landscape service proposals. He would like to assign committee members to each loop for requests.

Priority List

The Board reviewed the priority list.

BrightView Proposal

The Board tabled the BrightView Proposal #7364624 in the amount of \$570.00 for wire tracing an irrigation system valve.

The Board tabled the BrightView Proposal #7364684 in the amount of \$963.00 for irrigation system heads and valve replacement at 3371 Paseo Halcon.

The Board tabled the BrightView Proposal #7364684 in the amount of \$494.00 for irrigation system heads replacement at 3371 Paseo Halcon.

The Board tabled the BrightView Proposal #7364692 in the amount of \$538.00 for irrigation system heads retrofit at 3382 Paseo Halcon.

The Board tabled the BrightView Proposal #7364639 in the amount of \$1,313.00 for replacing faulty irrigation system designs to cover existing landscape.

The Board tabled the BrightView Proposal #188523 in the amount of \$3,240.00 to remove and flush cut a pine tree at 3335 Paseo Halcon.

The Board tabled the BrightView Proposal #188525 in the amount of \$1,260.00 to install cabling between two leaders on a pine located at 3335 Paseo Halcon.

Sheryl offered to put all of the outstanding proposals and the priority list into a pdf and email it to Rick Riccobono so the committee can review the proposals and provide information for the Board to review.

Maintenance

No major maintenance

Pool

There has been an issue with the pool heater but Blue Balance is making repairs to keep it running.

Traffic

People are still going too fast.

Social Committee

Jean Ruiz reported asked if the Board still wanted Christmas decorations put up at the entrances and the Board confirmed they did.

Old Business:

- 1) Del Rey Wall – The Board President reported James LaFave is in the process of obtaining the permit.
- 2) Landscape RFP – The Board is in the process of review.
- 3) Supplemental COVID-19 Rules - The Board *MSUA (Novotny, Daniel) to approve the Supplemental Rules for operation of the amenities to comply with COVID-29. (4-0)

New Business

- 1) Appoint Landscape Committee Chair – The Board *MSUA (Riccobono, Daniel) to appoint Mike Koljan as the Landscape Committee Chairperson. (4-0)
- 2) Pear Tree Spraying – The Board *MSUA (Novotny, Riccobono) the proposal from RPW to spray the pear trees for blight in the amount of \$11.00 per tree for two applications.
- 3) Year-end Review and Tax Return Preparation – The Board *MSUA (Delaney, Novotny) the proposal from Beck and Company, CPAs, Inc. in the amount of \$1,185.00.
- 2) Emergency Items – The Board *MSUA (Delaney, Daniel) to ratify the BrightView proposal #189835 for the emergency removal of a eucalyptus tree behind 3455 Paseo Flamenco in the amount of \$2,300.00)

Correspondence

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

Adjournment

The Board meeting was adjourned at 7:14pm

Next Meeting

The next Board Meeting will be January 20, 2021 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