

**Seascape Village Owners Association
General Session Meeting
July 21, 2021
Association Clubhouse**

Board Members Present: Paul Delaney President; Carolyn Novotny, Vice President; Rick Riccobono, Secretary; Barry Daniel, Director at Large

Also Present:

Sheryl Sharp; Curtis Management Company, Kari McCallum; Recording Secretary

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, delinquencies and member discipline.

President's Report

President Delaney reported with it being summertime, it's very busy at the pool and around the Association. He reported the membership seems to be pleased with the Soto Company.

Homeowners Forum

Nine (9) homeowners were in attendance.

Consent Calendar

The Board *MSUA (Novotny, Daniel) the Consent Calendar as presented with the following: Board Meeting Minutes of June 16, 2021; June 2021 Financial Statement subject to audit; Civil Code §5380(b)(6) Board Resolution for transfers; June Bank Statements & Reconciliations. **(4-0)**

Delinquency

No action required

Committee Reports

Architectural Committee

George Easchus reported the committee met and approved the architectural applications that were received.

The Board tabled architectural application # 10236 until the next meeting.

Landscape Committee

Mike Koljan reported the homeowners are happy with The Soto Company. There are many trees in the complex that still need addressing. The slopes look better, still a lot of work to be done on them. Marcelino to provide tree planting program to the Board. The committee to obtain additional bids from Soto for landscape improvements throughout the community.

Soto Proposals

The Board *MSUA (Novotny, Riccobono) proposal # 4738 in the amount of \$1,247.00.00 for retro fit irrigation at the base of the slope between Alondra and Gallita. **(4-0)**

The Board tabled proposal # 4732 for planting 1- 15 gallon Camellia Tree at 3313 Paseo Halcon.

The Board tabled proposal # 4717 for landscape improvements to the units between 3382 and 3386 Paseo Halcon.

Maintenance

No major repairs this month.

Pool

President Delaney reported that a pool had a temperature issue, the Board is aware and are working on it.

Traffic

President Delaney stated that an individual is sleeping in their car within the community, he has made the Patrol Masters aware.

Social Committee

Jean Ruiz thanked for all the help for putting up the decorations for the past holiday celebration.

Old Business:

- 1) Del Rey Wall - President Delaney provided a brief update.
- 2) Pool Fence Replacement - The Board tabled the pool fence proposal and will be receiving an additional bid.

New Business:

- 1. Fob System - The Board tabled the proposal(s) for the fob systems.
- 2. Bulletin Boards - The Board *MSUA (Delaney, Riccobono) to buy two additional bulletin boards, NTE \$1,000.00. **(4-0)**
- 3. Maintenance Waivers - Tabled indefinitely.
- 4. The Board *MSUA (Delaney, Daniels) Patrol Masters to drive through the community two times a day (for thirty days) between the hours of 10 am to 3 pm to ticket anyone who is parked on the street(s). **(4-0)**
- 5. Tennis courts - The Board *MSUA (Novotny, Riccobono) Prosurface to resurface two tennis courts and prepare one tennis court for pickleball NTE \$18,000.00. **(4-0)**
- 6. Emergency Business - None

Correspondence:

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

Adjournment:

The Board meeting was adjourned at 7:24 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