

**Seascape Village Owners Association
General Session Meeting
September 21, 2022
Association Clubhouse**

Board Members Present: Paul Delaney, President; Rick Riccobono, Vice President; Missy Deacon, Secretary

Board Member Absent: Carolyn Novotny, Treasurer

Also Present:

Sheryl Sharp; Curtis Management Company, Cierra Flanders; Recording Secretary

Called to Order

The meeting was called to order at 6:02 p.m. on September 21, 2022.

Homeowners Forum

Seven (7) homeowners were in attendance.

Consent Calendar

The Board *MSUA (Riccobono, Deacon) the Consent Calendar as presented with the following: Board meeting minutes of August 17, 2022; August 2022 Financial Statement subject to audit; Civil Code §5380(b)(6) Board Resolution for transfers; August Bank Statements & Reconciliations.

Committee Reports

Architectural Committee

The committee coordinator stated that there were no architectural applications or escrow inspections completed.

Landscape Committee

The committee coordinator stated that a water audit for Paseo Flamenco and Paseo Halcon have begun and Paseo Gallita is beginning. Usage has dropped 149 units since 2021.

Maintenance

Nothing at this time.

Pool

The committee coordinator stated that the pool rules listed as pools 2 and 3 need to be updated. Additionally, reported a broken trash can at pool 1 and a broken light fixture/light at pool 2

Traffic

Nothing at this time.

Social Committee

Nothing at this time.

New Business:

- 1) *The Soto Company* - The Board ***MSUA** (Riccobono, Deacon) proposal #5120 for tree trimming in the amount of \$22,500.00.
- 2) *The Soto Company* - The Board **tabled** proposal #5125 while a response is awaited from So. Cal Gas Company.
- 3) *The Soto Company – The Soto Company* - The Board **tabled** proposal #5127 for the trimming of multiple shrubs.
- 4) *The Soto Company – The Board* ***MSUA** (Delaney, Riccobono) the proposed priced increase from \$18,500.00 annually to \$20,350.00 annually.
- 5) *LaFave – The Board* ***MSUA** (Riccobono, Deacon) a proposal for walkway/driveway repairs in the amount of \$844.
- 6) *LaFave – The Board* **tabled** a proposal for sealant/mastic around pools #1 and #2 while additional bids are obtained.
- 7) *LaFave – The Board* **tabled** a proposal for moving the electrical box at pool #1.
- 8) *Blue Balance – The Board* ***MSUA** (Delaney, Deacon) the proposed price increase for winter from \$650.00 per month to \$669.50 per month and for summer from \$895.00 per month to \$921.85 per month.
- 9) *Blue Balance – The Board* **ratified** (Delaney, Riccobono) proposal #3519 for a spa filter leak repair in the amount of \$2,303.50.

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 6:51pm.

Next Meeting:

The next meeting is scheduled for October 19, 2022, at the clubhouse 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