

**Seascape Village Owners Association  
General Session Meeting  
January 18, 2023  
Association Clubhouse**

**Board Members Present:** Paul Delaney, President; Rick Riccobono, Vice President; Carolyn Novotny, Treasurer; Katerina Saveleva, Director **Absent:** Missy Deacon, Secretary

**Also Present:**

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

**Called to Order**

The meeting was called to order at 6:00 p.m. on January 18, 2023.

**Executive Summary**

President Delaney reported the Board discussed legal matters, delinquencies, and member discipline at the prior Executive Session Meeting.

**Homeowners Forum**

Five (5) homeowners were in attendance.

**Consent Calendar**

The Board \*MSUA (Novotny, Riccobono) the Consent Calendar as presented. 1) November and December 2022 Financial Statement subject to audit 2) November and December Bank Statements & Reconciliations 3) Civil Code §5380(b)(6) Board Resolution for transfers 4) Record a lien on

**Minutes**

The Board \*MSUA (Delaney, Novotny) the minutes from November 16, 2022, as amended.

**Committee Reports**

**Architectural Committee**

The committee coordinator stated that there were two (2) architectural applications approved and two (2) escrow inspections completed.

**Landscape Committee**

The committee coordinator noted sidewalk/driveway erosion as well as additional areas for turf removal throughout the Village. A continued suspension of new planting and major trimmings is also recommended until water restrictions are lifted.

**Maintenance**

Nothing at this time.

**Pool**

The committee coordinator stated that the lights around pool #1 and pool #3 are not functioning properly.

**Traffic**

Nothing at this time.

**Social Committee**

Nothing at this time.

**Unfinished Business:**

LaFave Proposals

- 1) *Walkway Replacement* – The Board \*MSUA (Novotny, Riccobono) the proposal for the replacement of the existing sidewalk at 3433 Paseo Flamenco in the amount of \$8,475.00.
- 2) *Stop Sign* – The Board \*MSUA (Novotny, Riccobono) the proposal to install a new stop sign in the amount of \$575.00.

**New Business:**

- 1) *Leonard Peterson* – The Board \*MSUA (Novotny, Riccobono) to make necessary repairs to 3475 Paseo Flamenco in the amount of \$1,200.00
- 2) *All Star Paving* – The Board **tabled** the proposals while additional information is obtained.
- 3) *Accurate Termite and Pest Control* – The Board **tabled** proposal 84466 while additional information is obtained.
- 4) *Soto Landscape* – The Board **tabled** proposal 5172 while additional information is obtained.
- 5) *Soto Landscape* – The Board **ratified** (Delaney, Riccobono) proposal 5192 to remove failing White Alder Tree and grind the stump behind 3257 and 3255 Paseo Gallita in the amount of \$1,100.00.
- 6) *Soto Landscape* – The Board **ratified** (Delaney, Riccobono) proposal 5193 to remove failing White Alder Tree and grind the stump behind 3387 Paseo Halcon in the amount of \$1,100.00.
- 7) *RPW Services, Inc.* – The Board \*MSUA (Riccobono, Novotny) the proposal to spray the eleven (11) Coral trees that are infested by Stem Borer located at the clubhouse and 3301 Paseo Halcon in the amount of \$2,990.00 annually.

**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 6:59 pm.

**Next Meeting:**

The next meeting is scheduled for February 15, 2023, at the clubhouse at 6:00 p.m.

**BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*This is to certify that Seascope 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.*

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Board Signature