

**Seascape Village Owners Association
General Session Meeting
April 19, 2023
Association Clubhouse**

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

Also Present:

Amy Bergen; Curtis Management Company, Cierra Flanders; Recording Secretary

Called to Order

The meeting was called to order at 6:00 p.m. on April 19, 2023.

Executive Summary

President Delaney reported the Board discussed legal matters, delinquencies, and member discipline at the prior Executive Session Meeting. Per California Civil Code 5705(c), this item serves to document action taken by the Board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against property APN 691-097-14.

Homeowners Forum

Six (6) homeowners were in attendance.

Consent Calendar

The Board *MSUA (Novotny, Riccobono) the Consent Calendar as presented. 1) Board Meeting minutes from March 15, 2023. 2) March 2023 Financial Statement subject to audit. 3) March Bank Statements & Reconciliations 4) Civil Code §5380(b)(6) Board Resolution for transfers.

Committee Reports

Architectural Committee

The committee coordinator stated that there were two (2) architectural applications approved, one (1) architectural application outstanding/awaiting feedback from the Board, and one (1) escrow inspections completed.

The Board *MSUA to decline architectural application #152868 as stucco is not an approved chimney material.

Landscape Committee

The committee coordinator stated that they are working to address hedge height concerns. Additionally, less trimming is allowing for flowering of the hedges and shrubbery.

Soto Landscape – The Board **tabled** estimate #5237 for the slope area across from the clubhouse.

Maintenance

Nothing at this time.

Pool

The Board stated that the heater for the pool at the clubhouse was replaced.

Traffic

Nothing at this time.

Social Committee

The Board *MSUA (Delaney, Riccobono) to make Katerina Saveleva the Board liaison for the Social Committee.

Unfinished Business:

- 1) *LaFave Proposal* – The Board **tabled** the proposal to address the drainage issue between 3477 and 3479 Paseo Flamenco, and behind 3479 and 3981 Paseo Flamenco while additional information/proposals are obtained.
- 2) *Painting* – Tabled.
- 3) *Protech Painting* – The Board *MSUA the proposal to complete an inspection report of required wood maintenance throughout the community in the amount of \$13,001.00.

New Business:

- 1) *Aquapure* – The Board **ratified** estimate #48368 for the replacement of the pool heater for Pool #1 in the amount of \$6,084.29.
- 2) *Aquapure* – The Board *MSUA (Riccobono, Delaney) the estimate for Deck Mastic Replacement in the amount of \$6,878.00.
- 3) *Reserve Study Proposal* – The Board **tabled** the proposal while additional information and proposals are obtained.
- 4) *The Inspectors of Election* – The Board *MSUA (Riccobono, Saveleva) the proposal in the amount of \$2,361.50.
- 5) *BPR Proposal* – Tabled.

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 7:03 pm.

Next Meeting:

The next meeting is scheduled for May 17, 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.

Board Signature