

Condominium Homeowner Association Management Professional Services

A Division of AAM, LLC

760/603-0501

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Seagate Village Community Association

BOARD OF DIRECTORS MEETING

Tuesday, July 14, 2020

6:30 PM

Join Zoom Meeting Video-Conference

<https://aam.zoom.us/j/98939144236>

Meeting ID: **989 3914 4236**

Password: **491619**

Join Zoom Meeting Tele-Conference

One tap mobile

+1-669-900-9128,,98939144236# US (San Jose)

+1-253-215-8782,,98939144236# US (Tacoma)

Seagate Village Community Association

Board of Directors Meeting
Tuesday July 14, 2020 at 6:30 PM

Via Zoom Tele-conference or Video-conference
Encinitas, CA.

AGENDA

I. Membership Participation

II. Call to Order

III. Approval of Minutes

Secretary

- A. Approval of the Board of Directors Meeting Minutes of June 9, 2020 prepared by CHAMPS/AAM.
XXX Requires Board Action

IV. Financials

- A. Approval of the Financial Statements and Bank Reconciliations for the period ending May 31, 2020, subject to year-end review.
XXX Requires Board Action

B. Delinquency Report

- As prepared by CHAMPS/AAM
- Legal Counsel Update and correspondence. From Green, Bryant & French
*Due to COVID-19 Status Report have been paused

V. Committees

A. Landscape

B. Architectural

C. CC&R Committee

VI. New Business

A. Pacific Green Landscape Proposals:

quote	5/25/2020	1744 Gentle Breeze	Option 1	Plant Iceplant- leave existing ground cover in place	\$	140
quote	5/25/2020	1744 Gentle Breeze	Option 2	Dig & remove all ground cover & plant Iceplant	\$	395
quote	6/11/2020	1744 Gentle Breeze	Option 3	Remove groundcovering&iceplant & plant Acacia redolens	\$	486
quote	5/25/2020	1752 Edgefield		Replant slope -dig& remove declining red fescue	\$	1,056
				Mexican Sage,Phorium Tenax,Tecoma Orange Jubilee,Lantana,Lampranthus ice plant		
quote	5/25/2020	1734 Edgefield		Remove declining acacia & replant slope	\$	1,548
				Mexican Sage,Sierra Apricot Tecoma, Bougainvillea,Lanta,Senecio Blue Chalk		
				Fill in bare areas by planter (Agapanthus Africanus & Polygala 'petite Butterflies)		
quote	5/25/2020	1756 Gentle Breeze			\$	115
quote	6/12/2020	Chaz Park-Lrg Green Belt		Regrade DG Trail	\$	1,350
quote	6/11/2020	Pool Fence		Blackberry Vines	\$	135
quote	6/11/2020	Rambling&Edgefield		1793 Edgefield-Plant Carissa Tuttelii along split rail fence	\$	525

XXX Requires Board Action

VI. New Business Cont.

B. Pacific Green Irrigation Repairs:

Controller 5 – 1709 Edgefield	11 sprinkler stations
Controller 6 – 1794 Edgefield	20 sprinkler station total cost \$8,067.00

XXX Board Action Required

C. Rodent Control – Currently 43 Bait Stations:

Rodent Pest Control	50 baits stations	Extra stations 4.00ea	200.00 per month
Major League	55 bait stations	450.00 to start	300.00 per month
Mission Pest Control	50-70 bait stations	Start 20.00 ea. 1,000.00 – 1,400.00 then 5.20ea per month	260.00-364.00 per month

XXX Requires Board Action

D. Pacific Green Irrigation Repairs:

Controller 7- 1719 Gentle Breeze	17 sprinkler stations
Controller 8 – 1714 Knollfield	19 sprinkler stations total cost \$6,045.00

XXX Requires Board Action

E. 1681 Hilltop: Owners would like to replace their fence and requesting the HOA to share cost as the fence borders Rambling Road.

XXX Requires Board Action

F. 1759 Hilltop: Owner requesting the lock on the gate to the slope be removed, additional information within his email.

XXX Board Action Required

G. 1844 Autumn Place: Owner requesting the large pine trees in the greenbelt behind her home be trimmed and thinned out.

XXX Board Action Required

H. Condo Hammock & Captain Chairs: Discussion of hammock, Captain Chairs and slides installed without approval. Management has sent out letters to units with these items requesting an Architectural Request be submitted.

I. Condo Trees & Roots: Discussion of plan to approve plumbers to handle plumbing issues, removal of stumps and root killing.

J. SB323 Election Rules: No comments were received from the membership for the 28 day comment period.

XXX Board Action Required

VII. Homeowner Correspondence

1. Homeowner Courtesy Notices (C.N.) and Approval letters, etc.
2. Homeowner corresponded to C.N. mailed to him regarding hammock.
3. Homeowner found a gift cards.

VII. Homeowner Correspondence Cont.

4. 1859 Blue Bonnet needed FOB and pest control advised.
5. 1732 Edgefield, request additional treatment for ants work order to Mike to retreat.
6. 1740 Edgefield provided photos to follow up C.N. to remove Fan Palm.
7. 1814 Blue Bonnet trash dumpster & porta-potty for three days.

VIII. Management Update

X. Announcements

- A. The next regularly scheduled Board Meeting is August 11, 2020 at the Encinitas Community Center at 6:30 p.m, depending on the COVID-19 regulation or via Zoom tele-conference or video-conference.
- B. The next walk thru is scheduled to be on Tuesday August 11, 2020 at 9:30 am, meet at the pool.

XI. Adjournment