

Condominium Homeowner Association Management Professional Services

*A Division of AAM, LLC*

760/603-0501

FAX: 760/603-0505

## *Seagate Village Community Association*

### **BOARD OF DIRECTORS MEETING**

*Tuesday, May 12, 2020*

**6:30 PM**

### **Join Zoom Meeting Video-Conference**

<https://aam.zoom.us/j/92078139296>

Meeting ID: **920 7813 9296**

Password: **375947**

### **Join Zoom Meeting Tele-Conference**

One tap mobile

1-346-248-7799,,920-781-39296# US (Houston)

1-669-900-9128,,920-781-39296# US (San Jose)

# *Seagate Village Community Association*

**Board of Directors Meeting  
Tuesday May 12, 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 March 10, 2020 prepared by *CHAMPS/AAM*.

*XXX Requires Board Action*

*Pages 1-3*

### **IV. Financials**

- A. Approval of the Financial Statements and Bank Reconciliations for the period ending February 29, 2019, subject to year-end review.

*XXX Requires Board Action*

*Sent separately via email*

- B. Approval of the Financial Statements and Bank Reconciliations for the period ending March 31, 2020, subject to year-end review.

*XXX Board Action Required*

*Sent separately via email*

- C. Approval of Financial Statements and Bank reconciliations for the period ending April 30, 2020, subject to year-end review.

*XXX Requires Board Action*

*Sent separately via email*

#### **D. Delinquency Report**

1. As prepared by *CHAMPS/AAM*

*Page 4 - 6*

2. Legal Counsel Update and correspondence. From Green, Bryant & French

*Hand Carry*

### **V. Committees**

- A. **Landscape**

- B. **Architectural**

- C. **CC&R Committee**

### **VI. New Business -**

- A. **Review and Tax Proposal from T. M. Ferrara, CPA FYE 6.30.2020:** Review and approval of Audit performed by Timothy M. Ferrara, CPA.

*XXX Requires Board Action*

*Pages 7 - 9*

- B. **SB323 Election Rules:** Review of SB323 Election Rule prior to mailing to all homeowners to remain in compliance with the law and Civil Code.

*No Action Required*

*Pages 10 – 23*

**VI. New Business Cont. -**

- C. Esquire Landscape:** Last invoice received for contract services \$8,155.00 with additional irrigation valve charges \$935.00. Pacific Green inspected work performed to clarify charges were correct. Advise Management of status.  
*XXX Requires Board Action* *Pages 24 - 28*
- D. Dog Waste Station(s):** City of Encinitas advised Board President the dog stations need to be sanitized after each use. Discussion and advise Management how to proceed.  
*XXX Requires Board Action*
- E. Resignation of Michael Wells:** Ratify letter of Resignation from Michael Wells. He has sold his unit and is moving out of the community.  
*XXX Requires Board Action* *Page 29*
- F. Request for ADR:** Homeowner requesting ADR for neighbor use of barbeque as the smoke is a nuisance.  
*Board Information Only* *Page 30*

**VII. Homeowner Correspondence**

1. Homeowner Courtesy Notices (C.N.) and Approval letters, etc. *Pages 31 - 45*
2. Homeowner(s) concerned of the landscaping after no service in March 2020. *Pages 46 - 54*
3. 1803 Autumn concerned about Pine tree size & concern for her yard. *Page 55*
4. 1772 Edgefield has roots growing into restroom plumbing. *Pages 56 - 61*
5. Homeowner concerned about mow curbs *Pages 62 - 64*
6. Homeowner concerned about community concrete, asphalt, fees & landscape. *Pages 65 - 67*
7. 1654 Blossom & 1806 Blue Bonnet concerned about landscape post mow curb & reclaim water project. *Pages 68 - 70*

**VIII. Vendor Correspondence**

1. **Pacific Green:** Monthly Punchlist also have been informed that it will take 90 day to get the property in shape. *Pages 71 - 78*

**IX. Announcements**

- A. The next regularly scheduled Board Meeting is June 9, 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 June 9, 2020 at 9:30 am, meet at the pool.

**X. Adjournment**