

Seagate Village Community Homeowners Association

Board of Directors Meeting

January 8, 2019

MINUTES

I. OPEN FORUM - None

II. CALL TO ORDER

The January 8, 2019 Seagate Village Board of Directors meeting was called to order by President Robert Cantrell at 6:30 pm.

III. ROLL CALL

Officers Present

President	Robert Cantrell
Vice President	Mike Wells
Secretary	Marlon Taylor

Officers Absent

Treasurer	Vivian Doudt
Director	Jim Thompson

In addition, Annette Imoto and Nancy McLennan of CHAMPS, a Division of AAM, LLC were present.

IV. Approval of Minutes

Secretary

A. Approval of the Board of Directors Meeting Minutes of November 13, 2018, prepared by CHAMPS/AAM.

A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of November 13, 2018, prepared by CHAMPS/AAM.

B. Approval of the Board of Directors Organizational Meeting Minutes of November 13, 2018, prepared by CHAMPS/AAM.

A motion was made, seconded and unanimously carried to approve the Board of Directors Organizational Meeting Minutes of November 13, 2018, prepared by CHAMPS/AAM.

C. Review and filing of the Minutes of the November 13, 2018 Reconvened Annual Meeting of the Membership.

The minutes were reviewed with no changes.

V. Financials

A. Approval of the Financial Statements and Bank Reconciliations for the period ending October 31, 2018, subject to year-end review. A motion was made, seconded and unanimously carried to approve the Financial Statements and Bank Reconciliations for the period ending October 31, 2018, subject to year-end review.

V. Financials (Cont'd)

- B. Approval of the Financial Statements and Bank Reconciliations for the period ending November 30, 2018, subject to year-end review.** A motion was made, seconded and unanimously carried to approve the Financial Statements and Bank Reconciliations for the period ending November 30, 2018, subject to year-end review.
- C. Approval of the Financial Statements and Bank Reconciliations for the period ending December 31, 2018, subject to year-end review.** A motion was made, seconded and unanimously carried to approve the Financial Statements and Bank Reconciliations for the period ending December 31, 2018, subject to year-end review.
- D. Delinquency Report**
The delinquency report was reviewed and a motion was made, seconded and unanimously carried to approve sending Lot #0041 to Collection Attorney for issuance of a "Pay or Lien" letter and to lien if not paid within thirty (30) days, if no payment is received by Management by January 31, 2019.

VI. Committee Reports

- A. Landscape** – Marlon Taylor reported he would like to re-scope the Landscape Committee and center attention on problem areas rather than what will be planted throughout the community. Bob Cantrell reported the County guy is coming to do a walk around for the reclaimed water project on Friday morning and will be joined by the landscape architect, Bob and Bill of Esquire Landscape. Board members are welcome to attend.
- B. Architectural** – No report.

VII. Unfinished Business - None

VIII. New Business

- A. Ratification of approval for the following proposals from First Choice Tree Service:**
 - 1. Proposal #389 for tree removal on Edgefield & Knollfield Lanes at a cost of \$6,910.**
 - 2. Proposal #397 for tree removal on Cloud View Lane at a cost of \$800.00.**A motion was made, seconded and unanimously carried to approve ratification of #'s 1 and 2 above.
- B. Ratification of approval of the proposal from Trellis Kings to repair footings for 1772 Edgefield Lane at a cost of \$1,380.00.**
A motion was made, seconded and unanimously carried to approve ratification of the proposal from Trellis Kings to repair footings for 1772 Edgefield Lane at a cost of \$1, 380.00, to be expensed to Reserves.

VIII. New Business (Cont'd)

C. Discussion of tree replacement strategy for trees found to be causing root issues and/or threats to the nearby foundations.

Mike Wells recommended the Board obtain a list of acceptable trees (considering root system, height, width, etc.) to spend 5 years germinating inside their containers. The trees can be placed on one of the slopes and as trees need replacing a tree can be pulled from the association's "tree farm" which will ultimately save money and time. Bob Cantrell offered to obtain a list from the arborist.

IX. Management Report - Annette Imoto of CHAMPS/AAM presented the Management Report and a copy was included in the packet. Management further reported there are a couple of burnt out LED bulbs in the common area pathway. Mike Wells offered to purchase the bulbs and place them in the equipment room so a work order may be issued to the handyman for installation. Per the Board's request, Management will draft a letter to Hydrex requesting reimbursement for 12 months of services not rendered. Hi-Tech will provide the wording for the letter.

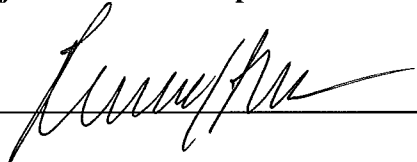
X. February Newsletter Articles

- Monthly walk and meeting reminders. Please attend.
- Common Area water being cut back.
- Government Shut Down and Assessment payments. Marlon will draft.
- Solicit volunteers for Landscape Committee
- New managers
- Termite project underway and status
- Remove holiday decorations

XI. Announcements.

- A.** The next regularly scheduled Board Meeting is February 12, 2019 at the Encinitas Community Center.
- B.** The next walk thru is scheduled to be held on Tuesday, February 12, 2019 @ 9:30 a.m. and meet at the pool area.

XII. Adjournment - 7:30 pm

Attested:  _____

Date: 2/12/2019