

Seagate Village Community Homeowners Association
Board of Directors Meeting Minutes
February 11, 2020

MINUTES

I. OPEN FORUM – No Homeowner issue were brought up. One homeowner present.

II. CALL TO ORDER

The February 11, 2020 Seagate Village Board of Directors meeting was called to order by President Robert Cantrell at 6:51 pm.

Officers Present

President	Robert Cantrell
Vice President	Michael Wells
Treasurer	Vivian Doudt
Secretary	Marlon Taylor
Director	Jim Thompson

In addition, Judi McMahon of CHAMPS, a Division of AAAM, LLC were present.

III. Approval of Minutes

A. Approval of the Board of Directors Meeting Minutes of January 14, 2019 prepared by CHAMPS/AAM.

RESOLUTION: A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of January 14, 2019 prepared by CHAMPS/AAM.

IV. Financials

A. Approval of the Financial Statements and Bank Reconciliations for the period ending December 31, 2019 subject to year-end review.

RESOLUTION: A motion was made, seconded and unanimously carried to approve the Financial Statements and Bank Reconciliations for the period ending December 31, 2019 subject to year-end review.

B. Delinquency Report

1. Review of the Delinquency status report: The Board reviewed the Delinquency Report.

RESOLUTION: There was no Board Action at this time.

V. Committee Reports

A. Landscape

B. Architectural

C. CC&R Committee: The Board advised the Management to seek the guidance from the Legal Counsel.

VI. New Business

- A. 1748 Hill Top Lane:** Architectural request to paint the exterior walls of their home a shade of white Bakery Box BL-W9-Behr.
RESOLUTION: A motion was made, seconded and unanimously carried to approve the architectural request to paint the exterior walls of their home a shade of white Bakery Box BL-W9-Behr.
- B. 1619 Pleasant Place:** Architectural request to re-roof their home due to leaks by Eagle Roofing in color of San Pablo Blend.
RESOLUTION: A motion was made, seconded and unanimously carried to approve the Architectural request to re-roof their home due to leaks by Eagle Roofing in color of San Pablo Blend request for waiver of the imposed fines.
- C. Discussion of BBQ Use:** Homeowner complaining of neighbor using a BBQ in his patio.
RESOLUTION: The board discussed the matter and not action was taken at this time as this is homeowner to homeowner matter.
- D. Approved Contract Addendum:** Pacific Green ‘Reclaimed Irrigation Conversion Proposal Addendum’ for any unforeseen issues that may require extra labor or equipment to repair.
RESOLUTION: A motion was made, seconded and unanimously carried to approve the Pacific Green ‘Reclaimed Irrigation Conversion Proposal Addendum’ for any unforeseen issues that may require extra labor or equipment to repair.
- E. Pacific Green:** Rotation map for Seagate Village, this map will not be permanent as they will be accessing how this rotation map works for the Village and make adjustments where they see fit and what is best for the community.
RESOLUTION: No Board Action Required, Information only. The board will perform a walk around with Pacific Green representative on start date of contract April 1, 2020 to document growth of landscaping since March 2020 there will be no landscape maintenance performed.
- F. Non-Member Request to Use HOA Park:** A Non-Member of Seagate Village requested to use the park.
RESOLUTION: A motion was made, seconded and unanimously denied the request due to liability reasons. Marlon Taylor abstained.
- G. CCR’s Ballot Count at April Board Meeting:** Board further extended the CCR Ballot count until April Board meeting. Board to be provided with a list of membership with owner’s who still need to vote. The Board will be dropping of ballots to these owners around the community.

VII. Homeowner Correspondence:

The Board reviewed the following correspondence from the homeowners and commented as following:

- a. Homeowner Courtesy Notices and Approval letters, etc.
Board Response: No action required, Reviewed by Board.

- b. 1760 Gentle Breeze has a termite problem where is he on the list for inspections.
Board Response: Reviewed by the Board, Board to contact Hi-Tech Termite Company and advise homeowner of inspection appointment.

- c. 1742 Hilltop concerned about a tree and the safety of kids.
Board Response: The tree was observed during the property walk that morning. Board agreed to have management contact Holmes Landscaping to include this tree in Plan B of the tree trimming plan to include this tree for additional trimming of the crown for child safety concerns.

VIII. Vendor Related Correspondence:

- 1. **Esquire Landscape:** Secondary letter to requesting confirmation of contract cancellation.
Boards Response: Acknowledgment of contract cancellation received via email, Esquire ignored to send certified letter acknowledgment card.


- 2. **Olivenhain MWD:** Notice of Annual Backflow inspection, this has been forwarded to Pacific Backflow to complete inspection and supply OMWD a report.
Boards Response: No Board Action required.

IX. Announcements

- A. The next regularly scheduled Board Meeting is Tuesday, April 14, 2020 at the Encinitas Community Center at 6:30 p.m.

- C. The next walk thru is scheduled to be held on Tuesday, April 14, 2020 at 9:30 a.m., meeting at the pool area.

IX. Adjournment: There being no further business the meeting was adjourned at 7:37pm.

Attested: 

Date: 3/10/20