

# Seagate Village Community Homeowners Association

## Board of Directors Meeting

February 12, 2019

### MINUTES

**I. OPEN FORUM - None**

**II. CALL TO ORDER**

The February 12, 2019 Seagate Village Board of Directors meeting was called to order by President Robert Cantrell at 6:27 pm.

**III. ROLL CALL**

**Officers Present**

**President** Robert Cantrell

**Vice President** Mike Wells

**Treasurer** Vivian Doudt

**Director** Jim Thompson

**Officers Absent**

**Secretary** Marlon Taylor

In addition, Nancy McLennan of CHAMPS, a Division of AAM, LLC and two owners were present.

**IV. Approval of Minutes**

**Secretary**

**A. Approval of the Board of Directors Meeting Minutes of January 8, 2019, prepared by CHAMPS/AAM.**

A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of January 8, 2019, prepared by CHAMPS/AAM.

**V. Financials**

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

**B. Delinquency Report**

The delinquency report was reviewed.

1. **Approval to send Lot #'s 0062 and 0075 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 February 28, 2019.** A motion was made, seconded and unanimously carried to approve sending Lot #'s 0062 and 0075 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 February 28, 2019.

**VI. Committee Reports**

- A. **Landscape** –Bob Cantrell reported he did the walk thru with the County representative, Bill, Carlos and the Boss from Esquire. Robert would like to have another detailed water walk through with Carlos on his regular work time. Carlos is familiar with all the controllers and he can point out which controller goes with each area.
- B. **Architectural** – No report.
- C. **CC&R Committee** – Mike reported that the committee has reviewed the new draft of the By Laws & Rules & Regulations, and they have incorporated all changes into the document. Mike suggested to hand deliver the revised CC&R's and homeowners would have to sign an agreement that they received the revised CC&R's. At the next Board meeting the Board will review the revised CC&R's.

**VII. Unfinished Business - None**

**VIII. New Business**

- A. **Ratification of approval of architectural request from 1747 Hill Top Lane to repaint the exterior of resident's home.**  
A motion was made, seconded and unanimously carried to ratify approval of architectural request from 1747 Hill Top Lane to repaint the exterior of resident's home.
- B. **Ratification of approval of the invoice from Cardiff by the Sea Roofing, Inc. for roof repairs at 1714 Edgefield.**  
A motion was made, seconded and unanimously carried to ratify approval of the invoice from Cardiff by the Sea Roofing, Inc. for roof repairs at 1714 Edgefield.
- C. **Approval of Proposals submitted by Barrera & Company to complete the required Level 2 Reserve Studies with Site Inspection for the Condos, Common Area and Patio Homes.**  
A motion was made, seconded and unanimously carried to approve the proposals submitted by Barrera & Company to complete the required Level 2 Reserve Studies with Site Inspection for the Condos (\$1,250.00), Common Area (\$1,650.00), and Patio Homes (\$1,450.00).
- D. **Homeowner Correspondence**
  - 1. **Email from Lot #176 regarding pool violation.**  
The Board reviewed the email correspondence and per their direction, Management will send a letter to homeowner that his request to have his fines reduced was denied by the Board.

**IX. Management Report - Nancy McLennan of CHAMPS/AAM presented the Management Report and a copy was included in the packet.**

**X. April Newsletter Articles**

Per the Board's request, the following articles will be included in the April newsletter:

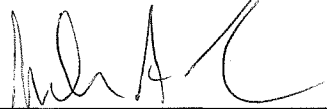
- Remind Parents of motorized vehicles danger. Mike will draft.
- Reminder of picking up after your pet and pets must be on leash.
- Reminder of vandalism – photo and article of broken light lenses.
- Reminder to include your full name, address & phone number when communicating with Managing Agent.

**XI. Announcements.**

A. The next regularly scheduled Board Meeting is March 12, 2019 at the Encinitas Community Center.

B. The next walk thru is scheduled to be held on Tuesday, March 12, 2019 @ 9:30 a.m. meeting at the pool area.

**XII. Adjournment - 7:52 pm**

Attested:  \_\_\_\_\_

Date: 3/12/19 \_\_\_\_\_