

Seagate Village Community Homeowners Association
Board of Directors Meeting
March 12, 2019

MINUTES

I. OPEN FORUM – Marlon discussed that there needs to have better ways of correspondences for Late fees. He suggested stamping the outside of the envelope with an URGENT stamp.

II. CALL TO ORDER

The March 12, 2019 Seagate Village Board of Directors meeting was called to order by President Robert Cantrell at 6:50 pm.

III. ROLL CALL

Officers Present

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

Officers Absent

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 February 12, 2019, prepared by CHAMPS/AAM.

A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of February 12, 2019, prepared by CHAMPS/AAM.

V. Financials

A. Approval of the Financial Statements and Bank Reconciliations for the period ending February 28, 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 February 28, 2019, subject to year-end review.

B. Delinquency Report

The delinquency report was reviewed.

1. Approval to send Lot #'s 0137, 0157 and 0189 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 March 31, 2019.

A motion was made, seconded and unanimously carried to approve sending Lot #'s 0137, 0157 and 0189 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 March 31, 2019.

VI. Committee Reports

- A. **Landscape** - Bob Cantrell will have another walkthrough with Carlos as he is familiar with all the controllers and he can point out which controller goes with each area. He will walk with Carlos and the City and to contact Marty from the Architectural department at the City.
- B. **Architectural** – The Board discussed the Architectural request for 1708 Edgefield Lane property regarding the placement of an air conditioner. The Board will discuss further under New Business. Solar was also discussed on condo homes. Per the Board's request, management will inquire as to condo and solar at Vida Pacific.
- C. **CC&R Committee** – Mike reported that the CC&R's are completed he will be contacting the attorney to finish everything up. The Board would like to have a distribution day at the pool on April 13th & 14th and if anyone does not receive their ballot on those two days, they will be mailed one on April 15th. The Board has agreed to have the ballots due by May 31st. The attorney will provide a cover letter for those that will be mailed.

VII. Unfinished Business - None

VIII. New Business

- A. **Approval of Architectural Request submitted by 1629 Blossom Field Way to repaint the exterior of home using current color.**
A motion was made, seconded and unanimously carried to approve Architectural Request submitted by 1629 Blossom Field Way, to repaint the exterior of home using current color.
- B. **Approval of Architectural Request submitted by 1708 Edgefield Lane, to replace furnace and add central air conditioning.**
A motion was made, seconded and unanimously carried to approve the Architectural Request submitted by 1708 Edgefield with the condition that the air conditioner be placed on the outside backyard patio only and not on the patio in the front per original request. Also, approved was their request for replacing your furnace and air ducts in the attic.
- C. **Discussion regarding solar on condo homes.**
The Board discussed that condo owners have been asking about solar and it was discussed that there would be an indemnification plan and to have legal come up with a form. They asked Management to check with Annette Imoto regarding Vida HOA.

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 April 9, 2019 at the Encinitas Community Center.

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

XII. Adjournment - 7:52 p.m.

Attested:  _____

Date: 6/11/19 _____