

Seagate Village Community Homeowners Association

Board of Directors Meeting

April 9, 2019

MINUTES

I. **OPEN FORUM** – Andre and Loreen were concerned about the termites in their home and discussed with the Board if they could be moved up on the list for termite treatment. The Board all agreed this was a emergency issue and that 1764 Gentle Breeze would be added to the top of the list for termite treatment.

II. **CALL TO ORDER**

The April 9, 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
Treasurer	Vivian Doudt - Conference Call
Director	Jim Thompson

Officers Absent

Secretary	Marlon Taylor
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In addition, Nancy McLennan of CHAMPS, a Division of AAM, LLC and Andre & Loreen Thomas were present.

IV. **Approval of Minutes**

Secretary

A. **Approval of the Board of Directors Meeting Minutes of March 12, 2019, prepared by CHAMPS/AAM.**

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

V. **Financials**

A. **Approval of the Financial Statements and Bank Reconciliations for the period ending March 31, 2019, subject to year-end review.** A motion was made, seconded and unanimously carried to table the Financial Statements and Bank Reconciliations for the period ending March 31, 2019, subject to year-end review.

B. **Delinquency Report**

The delinquency report was reviewed.

1. **Approval to send Lot #'s 0041, & 0140, 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 April 30, 2019.** A motion was made, seconded and unanimously carried to approve to send Lot #'s 0041, & 0140, 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 April 30, 2019.

VI. Committee Reports

- A. **Landscape** – Discussion regarding pots on common area there were three options discussed, to either 1. Remove the pots, 2. Leave them alone or 3. Allow them on common area as long as the pots are maintained. Also discussed was maybe having those with pots submit a request to have the pots on common area?

It was also discussed to add to rules & regulations. The Board asked Management to contact First Choice Trees to request a decrease in cost to remove the tree near the pool area.

A request to buy a tee from homeowner 528 Cloud View was submitted to the Board and agreed of the request and to thank him for his generosity with a letter to homeowner.

Bob reported that the walk through with Carlos and the Architect worked out well. It was noticed that there were many broken sprinklers, miss-directed sprinklers and broken valves and the Architect suggested to look into another landscape company. The asked management to go out and get three bids for a new landscape company.

Architectural –

1. **Approval of Architectural Request - 1858 Hilltop Lane - repaint exterior of home.**

A motion was made, seconded and unanimously carried to approve the request as submitted.

2. **Approval of Architectural Request - 1736 Gentlebreeze Lane - install retrofit windows.**

A motion was made, seconded and unanimously carried to approve the request as submitted, subject to receipt of a recorded Maintenance and Indemnity Agreement.

3. **Approval of Architectural Request - 1717 Edgefield Lane - install windows and sliding door replacement/upgrade.**

A motion was made, seconded and unanimously carried to approve the request as submitted, subject to receipt of a recorded Maintenance and Indemnity Agreement.

- B. **CC&R Committee** – Mike reported that the CC&R's are completed and he recommended to the Board to hire an inspector for the ballot process. The company would take care of all documents and mailing, collecting and tallying the ballots. The time line is as follows: Restated copy of the CC&R's/Rules & Regulation will be copied and packets will be distributed at the poolside on April 20-21st and April 27-28 by the Board. On April 29th – May 3rd the homeowners that were not able to pick up their packet at the pool side will have them delivered by the Board members. Off-site and those that did not receive a packet will be mailed to homeowners. On May 8th the ballot and instructions will be mailed to all homeowners from CHAMPS office. Homeowners will have until June 10th @ 5:00 pm to submit their ballots. The meeting on May 14th will begin at 6:00pm. There will be a question and answer period in which homeowners can come and ask questions regarding the restated CC&R's/Rules & Regulations. At 7:00 pm the regular Board meeting will begin. At the June 11th meeting, ballots will be opened and the result of the voting will be announced.

VII. Unfinished Business - None

VIII. New Business

- A. Approval of proposal submitted by Timothy M. Ferrara for the preparation and review of the financials statements and income tax preparation, for the year ending June 30, 2019, at a cost of \$2,260.00.**

A motion was made, seconded and unanimously carried to approve the proposal submitted by Timothy M. Ferrara for the preparation and review of the financials statements and income tax preparation, for the year ending June 30, 2019, at a cost of \$2,260.00.

- B. Approval of proposal submitted by _____ to repair and reseal pool deck for a cost of \$ _____, to be expensed to common area reserves.**

A motion was made, seconded and unanimously carried to deny proposals submitted by three deck companies. Randy from Robey's pool service suggested to install new mastic caulking around the pool for a cost \$4,000. The Board approved Randy's proposal for installing new mastic caulking.

- C. Approval of DRAFT Reserve Study Updates (Condos, Patio Homes and Common Area) prepared by Barrera and Company and to be incorporated into 2019/2020 budget.**

A motion was made, seconded and unanimously carried to table this item to the May meeting, pending receipt of the draft studies.

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

X. May Newsletter Articles

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

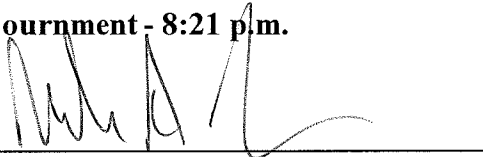
- Pool Area reminders, water balloons, vandalism, jumping the pool fence, kids in diapers, pool safety equipment, etc.
- Dog owner reminder - not to allow dogs to pee on new black post, will cause rusting.

XI. Announcements.

- A.** There will be a Question and Answer session with regard to the proposed CC&R and Bylaw restatement ballot mailing on May 11, 2019, at 6 p.m. at the Encinitas Community Center.
- B.** The next regularly scheduled Board Meeting is May 14, 2019 at the Encinitas Community Center Room 136.
- C.** The next walk thru is scheduled to be held on Tuesday, May 14, 2019 at 9:30 a.m. meeting at the pool area.

XII. Adjournment - 8:21 p.m.

Attested: _____



Date: _____

5/14/19