

Seagate Village Community Homeowners Association
Board of Directors Meeting
May 14, 2019

MINUTES

I. OPEN FORUM - Board asked if it would be possible regarding the cost of termite if the \$1,000 that is paid could be divided where \$800 comes out of the operating account and the remainder of \$200 can be allocated to the reserve account? The Board requested that the termite operating account be increased to \$20,000.

II. CALL TO ORDER

The May 14, 2019 Seagate Village Board of Directors meeting was called to order by President Robert Cantrell at 7:45 pm.

Officers Present

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

In addition, Nancy McLennan of CHAMPS, a Division of AAM, LLC was present.

III. Approval of Minutes

Secretary

A. Approval of the Board of Directors Meeting Minutes of April 9, 2019, prepared by CHAMPS/AAM. A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of April 9, 2019, prepared by CHAMPS/AAM.

IV. 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 approve the Financial Statements and Bank Reconciliations for the period ending March 31, 2019, subject to year-end review.

B. Approval of the Financial Statements and Bank Reconciliations for the period ending April 30, 2019, subject to year-end review. A motion was made, seconded and unanimously carried to table the approval of the April 30, 2019 Financial Statements and Bank Reconciliations for the period ending April 30, 2019 subject to year-end review.

C. Delinquency Report

1. As prepared by CHAMPS/AAM – The Board reviewed the delinquency report for the current units already in collections.

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V. Committee Reports

- A. Landscape** – The Board was impressed with Pacific Green Landscape proposal and requested if they could come to a separate meeting to discuss some questions regarding cutting the cost of water and what measures they would take to decrease the cost of water by 15%.
- B. Architectural**
- 1. Approval of Architectural Request – 1830 Blue Bonnet Place – install solar panels.** A motion was made, seconded and unanimously carried to approve the Architectural Request for 1830 Blue Bonnet Place to install solar panels.
 - 2. Approval of Architectural Request – 1814 Blue Bonnet Place –install solar panels.** A motion was made, seconded and unanimously carried to approve the Architectural request for 1814 Blue Bonnet Place to install solar panels.
- C. CC&R Committee-** Prior to the Board of Directors meeting there was a Town Hall meeting to discuss and answer any questions from the membership. Eight members of the Seagate Village Community attended the meeting.

VI. Unfinished Business -

- A. 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 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.

VII. New Business

- A. Approval of proposal submitted by Pacific Green Landscape for Landscape Maintenance Service for a cost of \$8,390 per month.** A motion was made, seconded and unanimously carried for the approval of the proposal submitted by Pacific Green Landscape for Landscape Maintenance Service for a cost of \$8,390 per month. The Board requested a separate meeting to meet with Pacific Green Landscape to discuss reducing the water by 15%.
- B. Approval of DRAFT proposed budget for fiscal year beginning July 1, 2019.** A motion was made, seconded and unanimously carried for the approval of Draft proposed budget for fiscal year beginning July 1, 2019.

VIII. Management Report - The Management Report was reviewed in detail.


IX. June Newsletter Articles

- **Emergency notification** – Vivian Doudt will submitted information for emergency notification.
- **Pool reminders/vandalism-** Nancy to submit an article of pool reminders
- **Return Ballot Reminder Important-**Mike asked that Management to put the Return Ballot Reminder on the front page of the newsletter.

X. Announcements.

- A. The Board of Directors will meet in Executive Session immediately following the regular meeting to discuss a homeowner delinquency.
- B. The next regularly scheduled Board Meeting is June 11, 2019 at the Encinitas Community Center at 6:30 p.m.
- C. The next walk thru is scheduled to be held on Tuesday, June 11, 2019 at 9:30 a.m. meeting at the pool area.

XII. Adjournment: There being no further business the meeting was adjourned at 8:37 p.m.

Attested: 

Date: 6/11/19