

Seagate Village Community Homeowners Association

Board of Directors Meeting

June 11, 2019

MINUTES

I. OPEN FORUM – The Board asked if at the end of the fiscal year and if the operating account is in a deficit does the deficit come out of the reserve account to cover the deficit balance? There are two ways to handle a deficit at the end of the year. One is to let it roll over and then in goes into equity operating. Or you can get a resolution to move reserve money into operating to clear out the deficit and begin the year with a zero balance. Most communities will just roll it over into the equity account.

II. CALL TO ORDER

The June 11, 2019 Seagate Village Board of Directors meeting was called to order by President Robert Cantrell at 6:35 pm.

Officers Present

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

IV. Financials

A. 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 for the approval of the Financial Statements and Bank Reconciliations for the period ending April 30, 2019 subject to year-end review. Vivian Doudt reported that at the end of April water was under \$5,000 but termite repair was over by \$9,000.

B. Approval of the Financial Statements and Bank Reconciliations for the period ending May 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 May 31, 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.

V. Committee Reports

- A. Landscape** – The Board reported that the Landscape was looking much better than normal. The Board discussed that a letter will be sent out on January 14, 2020 to Esquire to formally terminate the contract for the year 2020.
- B. Architectural**
- 1. Approval of Architectural Request – 1704 Edgefield Lane – install an Air Conditioner.**
A motion was made, seconded and unanimously carried to approve the Architectural Request for 1704 Edgefield Lane to install an air conditioner.
 - 2. Approval of Architectural Request – 1852 Autumn Place – Exterior paint of House.**
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-** Management reported that 95 ballots had been turned in to date. The Board will go from door to door to hand out ballots to those that have not received a ballot or had lost their ballot. Board asked if they could hand out ballots however Management informed them that they could not collect ballots that they need to be either mailed to the CHAMPS office or management can collect them. The Board discussed having a pool party to hand out ballots and to have management attend for a couple of hours to collect the votes.

VI. Unfinished Business - None

VII. New Business

- A. Approval of Commercial Insurance proposal submitted by Wateridge Insurance Services for the total premium cost of \$16,671.** A motion was made, seconded and unanimously carried for the approval of Commercial Insurance proposal submitted by Wateridge Insurance Services for the total premium cost of \$16,671.
- B. Discussion of Community resource usage.**
The Board discussed community resource usage on common area. Board asked Management to check CC&R's of any restrictions for common area usage. Board discussed discretion on charging for usage of the common area. Board agreed to use the application for usage of common area.
- C. Discussion of repairing mailboxes for the patio homes.**
The Board asked for Management to check the files regarding the responsibility of the replacement of the post from the HOA. The Board agreed that the post would not be repaired or replaced by the HOA.

New Business continued....

D. Discussion of Esquire Landscape Contract.

Management to ask Esquire Landscape to weed around the drains in the open area off of Autumn Place. The Board would like a proposal from Pacific Green Landscape to do water conversion.

E. Approval of CHAMPS Amended Management Contract for 2019 for cost of \$2,595 per month.

A motion was made, seconded and unanimously carried for the approval of CHAMPS Amended Management Contract for 2019 for the cost of \$2,595 per month.

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

IX. June Newsletter Articles

The Board decided to send out the newsletter on a quarterly bases. The newsletter will be sent out February, May, August & November.


X. Announcements.

A. Immediately following the Regular Board meeting the Board will meet in an Executive Session Board meeting.

B. The next regularly scheduled Board Meeting is July 9, 2019 at the Encinitas Community Center at 6:30 p.m.

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

XII. Adjournment: There being no further business the meeting was adjourned at 8:09 p.m.

Attested: 

Date: 7/9/2019