

Seagate Village Community Homeowners Association

Board of Directors Meeting

July 9, 2019

MINUTES

- I. OPEN FORUM** – Bob Cantrell suggested that the trees we receive from SDG&E should be put in a fenced off area so that they can grow larger before they are planted. SDG&E have not yet sent over the trees.

Jay Stoffel from 1843 Hill Top commented on the amendment of the CC&R's, his concern was about the change of the simple majority of 51% and Mike Wells commented that they took the Attorney's advice to change the majority to 51%.

II. CALL TO ORDER

The July 9, 2019 Seagate Village Board of Directors meeting was called to order by President Robert Cantrell at 6:33 pm.

Officers Present

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

In addition, Jay Stoffel homeowner of 1843 Hill Top and Nancy McLennan of CHAMPS, a Division of AAM, LLC were present.

III. Approval of Minutes

Secretary

- A. Approval of the Board of Directors Meeting Minutes of June 11, 2019, prepared by CHAMPS/AAM.** A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of June 11, 2019, prepared by CHAMPS/AAM.

IV. Financials

- A. 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 for the August meeting.

- B. Approval of the Financial Statements and Bank Reconciliations for the period ending June 30, 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 June 30, 2019 subject to year-end review for the August meeting.

C. Delinquency Report

- 1. Review of the Delinquency status report prepared by Green, Bryan & French.**
No other action required.

V. Committee Reports

- A. Landscape** – Bob Cantrell reported that the engineer is on vacation for a month. Bod is projecting by the end of the year, the water conversion can start. Bob asked that management wait until the county and engineer are finalized then to get a bid from Pacific Green Landscape for water conversion.
- B. Architectural**
- 1. Approval of Architectural Request – 1715 Edgefield Lane – install new fence.**
A motion was made, seconded and unanimously carried to approve the Architectural Request for 1715 Edgefield Lane to install new fence.
 - 2. Approval of Architectural Request – 1719 Edgefield –install new air conditioner.**
A motion was made, seconded and unanimously carried to approve the Architectural request for 1719 Edgefield to install new air conditioner.
- C. CC&R Committee-** The board decided to reschedule the ballot counting until the September 10, 2019 Board meeting. Mike confirmed that there needs to be a 105 ballots collected to meet the 51% quorum. But he suggested to be safe to collect 120 this was per Attorney’s recommendation then if not met it will go to court.

VI. Unfinished Business - None

VII. New Business -None

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

IX. August Newsletter Articles

- Article regarding delinquency charges and Attorney fees.
- Pool maintenance- article on foreign substances in the pool and spa.
- Reminder to not over water.
- Reminder of CC&R’s ballot count on the September 10th meeting.
- Article on Air B&B are not allowed and renting out must be 30 days or more.
- Reminder of assessment increase -budget

X. Announcements.

- A.** The Board of Directors will meet in the Executive Session immediately following the Board meeting to discuss the proposed 2019 Fine Enforcement Policy.
- B.** The next regularly scheduled Board Meeting is August 13, 2019 at the Encinitas Community Center at 6:30 p.m.
- C.** The next walk thru is scheduled to be held on Tuesday, August 13, 2019 at 9:30 a.m. meeting at the pool area.

XI. Adjournment: There being no further business the meeting was adjourned at 7:56 p.m.

Attested:



Date:

8/13/19