

**Seagate Village Community Homeowners Association**  
**Board of Directors Meeting Minutes**  
**March 10, 2020**

**MINUTES**

**I. OPEN FORUM** – No Homeowner(s) present.

**II. CALL TO ORDER**

The March 10, 2020 Seagate Village Board of Directors meeting was called to order by President Robert Cantrell at 6:31 pm.

**Officers Present**

<b>President</b>	Robert Cantrell
<b>Vice President</b>	Michael Wells
<b>Treasurer</b>	Vivian Doudt
<b>Secretary</b>	Marlon Taylor
<b>Director</b>	Jim Thompson

In addition, Judi McMahon of CHAMPS, a Division of AAAM, LLC were present.

**III. Approval of Minutes**

**A. Approval of the Board of Directors Meeting Minutes of February 11, 2020 prepared by CHAMPS/AAM.**

**RESOLUTION:** A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of February 11, 2020 prepared by CHAMPS/AAM.

**IV. Financials**

**A. Approval of the Financial Statements and Bank Reconciliations for the period ending January 31, 2020 subject to year-end review.**

**RESOLUTION:** A motion was made, seconded and unanimously carried to approve the Financial Statements and Bank Reconciliations for the period ending January 31, 2020 subject to year-end review.

**B. Delinquency Report**

**1. Review of the Delinquency status report:** The Board reviewed the Delinquency Report.

**RESOLUTION:** There was no Board Action at this time.

**2. Legal Counsel Update and correspondence from Green, Bryant & French**

**RESOLUTION:** A motion was made, seconded and unanimously carried to table.

**V. Committee Reports**

**A. Landscape**

**B. Architectural**

**C. CC&R Committee:** The Board advised the Management to seek the guidance from the Legal Counsel.

**VI. New Business**

- A. Audit from T.M. Ferrara, CPA FYE 6.30.2019:** Review and approval of Audit performed by Timothy M. Ferrara, CPA.  
**RESOLUTION:** A motion was made, seconded and unanimously carried to approve the Financial Statement.
- B. Holmes Landscape Tree Trim Plan B:** Review of Plan B Tree Trim plan, Holmes has been advised to perform additional crowning of tree at Hill Top above Autumn Park, please advise of month of execution.  
**RESOLUTION:** A motion was made, seconded and unanimously carried to approve the Plan B Tree Trim for April 2020.
- C. Cardiff Roofing:** 1715 Gentle Breeze Roof Proposal for reported leak, repairs to be performed at a cost of \$800.00.  
**RESOLUTION:** A motion was made, seconded and unanimously carried to approve the reported roof leak at 1715 Gentle Breeze at a cost of \$800.00.
- D. Proposal for Level 3 Reserve Study(s):** Proposal for Level 3 Reserve Study to be performed for Patio Homes, Recreation and Condominium by Timothy M. Ferrara, CPA at a cost of \$1,410.00.  
**RESOLUTION:** A motion was made, seconded and unanimously carried to approve the Level 3 Reserve Study to be performed for Patio Homes, Recreation and Condominium by Timothy M. Ferrara, CPA at a cost of \$1,410.00.
- E. 1758 Edgefield:** Banana Tree growth and root system have lifted the patio 4 foot wall away from footing. Board concerned of liability the wall has on association. Discussion for removal of wall and Banana Tree.  
**RESOLUTION:** A motion was made, seconded and unanimously carried to approve the removal of the Banana Tree and notify the homeowner and neighbor.
- F. EDCO Trash Receptacle:** Board requested trash service for disposal of dog station waste for the month of March 2020. Service may need to be continued for Pacific Green to have a disposal location as them remove green waste from property.  
**RESOLUTION:** A motion was made, seconded and unanimously carried to approve the trash service for dog station waste for the month of March 2020 and possible continuous for Pacific Green to have a disposal location.
- G. EDCO:** Truck Driver(s) requesting red striping around curb area(s) of Cloudview and Hill Top the intersection is hard to view on-coming vehicles.  
**RESOLUTION:** A motion was made, seconded and unanimously carried to paint the two curbs red and make this area a no parking zone and offenders will be fined in accordingly.

**VII. Homeowner Correspondence:**

The Board reviewed the following correspondence from the homeowners and commented as following:

**VII. Homeowner Correspondence Cont.:**

- a. Homeowner Courtesy Notices and Approval letters, etc.  
**Board Response:** No action required, Reviewed by Board.
  
- b. 1740 Edgefield concerned about landscapers using the visitors parking.  
**Board Response:** No landscaper service for March 2020, resumes April 2020.
  
- c. Homeowner concerned about Board behavior.  
**Board Response:** Please inform them the board appreciates their concern.
  
- d. 1709-1749 Edgefield followed up on C.N. not their tree.
  
- e. Medical grade needles found on Rambling Road.  
**Board Response:** The board appreciated the community members reaching out to the police and the police will continue to patrol the area.
  
- f. 1763 Edgefield requested new trash bins, owner contact EDCO, advised Management to execute order of exchange. Emily updated Seagate profile so there is not future confusion with the process. Advise if you would like information added to website FAQ.  
**Board Response:** The board stated the like the idea to add to FAQ on website.
  
- g. Homeowner concerned that the HOA needs to consider replacing mailbox stands as the condition appear to her to be 'shabby'.  
**Board Response:** This is not an HOA responsibility, but a Patio Homeowner responsibility.

**VIII. Vendor Related Correspondence:**

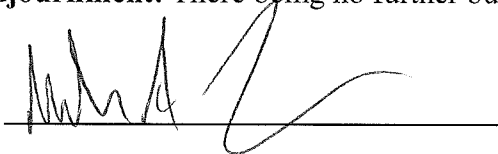
- 1. **Wisteria Pool:** Request for pool heater to be turned on with day-light savings time.  
**Boards Response:** Approved the turning on of the pool heater.

**IX. Announcements**

- A. The next regularly scheduled Board Meeting is Tuesday, April 14, 2020 at the Encinitas Community Center at 6:30 p.m.
  
- C. The next walk thru is scheduled to be held on Tuesday, April 14, 2020 at 9:30 a.m., meeting at the pool area.

**IX. Adjournment:** There being no further business the meeting was adjourned at 8:04 pm.

Attested: \_\_\_\_\_



Date: \_\_\_\_\_

8/31/20