

Seagate Village Community Homeowners Association

Board of Directors Meeting Minutes

June 9, 2020

MINUTES

I. **OPEN FORUM** – Six members of the community were present and brought up their concerns for the landscape changes. Are happy with the Reclaim Water Conversion and identified an area that was saturated in a green belt and other areas dry. Concerns with irrigation, broken sprinklers behind the poo. Suggested maybe using caution tape around areas with new planting(s). Also a leak was identified at the corner of Autumn Place. Members are noticing an overall improvement with the landscaping. Memberships was asked for volunteer to be Inspector of Elections for upcoming Annual Meeting.

II. **CALL TO ORDER**

The June 9, 2020 Seagate Village Board of Directors meeting was called to order by President Robert Cantrell at 6:50 pm.

Officers Present

President	Robert Cantrell
Vice President	Loreen Thomas
Treasurer	Vivian Doudt
Secretary	Marlon Taylor
Director	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 May 12, 2020 prepared by CHAMPS/AAM.**

RESOLUTION: A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of May 12, 2020 prepared by CHAMPS/AAM.

IV. **Financials**

A. **Approval of the Financial Statements and Bank Reconciliations for the period ending April 30, 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 April 30, 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**

No action was required due to COVID-19 there was no update provide by Green, Bryant & French for the month of April/May 2020.

V. Committee Reports

- A. **Landscape** – Report provided by Vivian D, many sprinklers being found on property broken. Reminder the community is being serviced 3 days and not 5 days.
- B. **Architectural** – Reported by Jim, that we needed the additional information from homeowner on Hilltop. Management to reach out to owner.
- C. **CC&R Committee:** Management advised Board to wait to count votes when HOA can meet in person to have volunteer community members assist with the opening of ballot envelopes. Management asked membership for volunteer and Mr. Eldridge kindly stated he would count ballots.

VI. New Business

- A. **Insurance Renewal Proposal:** An increase of 901.00 for insurance policies; property increased with inflation, umbrella decreased, many carriers not insuring condo and patio homes, Nationwide did so a few years back, signature needed bind coverage total insurance premium at a cost of 18,569.00.
RESOLUTION: A motion was made, seconded and unanimously carried to approve the Insurance Renewal Proposal at a cost of 18,569.00.
- B. **1756 Gentle Breeze:** Fill bare area with 5 Agapanthus and 1 Polygala at a cost of 115.00.
RESOLUTION: A motion was made, seconded and unanimously carried to table the item until the sprinkler system is repaired.
- C. **1744 Gentle Breeze:** Fill area of slope across Gentle Breeze with four flats of Lampranthus-purple at a cost of \$140.00 (option 1). Or remove all groundcover and plant 7 flats of Lampranthus –purple at a cost of 395.00 (option 2).
RESOLUTION: A motion was made, seconded and unanimously carried to table this item until the sprinkler system is repaired.
- D. **1734 Edgefield:** Remove old end of life Acacia replant bare area with shrubs (Bougainvillea/Salvia/Tecoma/Senecio) and groundcover (Lantana) at a cost of 1,548.00.
RESOLUTION: A motion was made, seconded and unanimously carried to table this item until the sprinkler system is repaired.
- E. **1752 Edgefield:** Replant bare areas of slope with shrubs (Salvia/Tecoma) and ground cover (Lantana/Lampranthus) at a cost of 1,056.00.
RESOLUTION: A motion was made, seconded and unanimously carried to table this item until the sprinkler system is repaired.

VII. Homeowner Correspondence:

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

- a. Homeowner Courtesy Notices and Approval letters, etc.
Board Response: No action required, Reviewed by Board.

VII. Homeowner Correspondence Cont:

- b. Homeowner(s) concerned of the landscaping service.
Board Response: April 2020 service began and many irrigation problems have been discovered that are in need of repair.

- c. Homeowner concerned of the FOB system is in need of service at Chaz Park.
Board Response: Management has requested the gate to be serviced.

- d. 1793 Edgefield concerned about the stucco wearing needs repair.
Board Response: Board to address and will add to a repair list.

- e. 1760 Edgefield concerned about the stucco wearing, condition of gutters and landscape area from drainage appears to be sinking.
Board Response: The board appreciates the concern and noted a tree was removed from this area and will be filled in.

VIII. Vendor Related Correspondence:

- 1. **Pacific Green:** Monthly Punchlist items of areas of concern and areas in need of attention.
Board Information Only

IX. Announcements

- A. The next regularly scheduled Board Meeting is Tuesday, July 14, 2020 at the Encinitas Community Center at 6:30 pm, depending on the COVID-19 regulation or via Zoom tele-conference or video-conference.

- B. The next walk thru is scheduled to be held on Tuesday, July 14, 2020 at 11:30 a.m., meeting at the pool area.

IX. Adjournment: There being no further business the meeting was adjourned at 7:57 pm.

Attested:  _____

Date: 8/31/20 _____