

# Seagate Village Community Homeowners Association

## Board of Directors Meeting Minutes

January 28, 2021

### MINUTES

- I. **OPEN FORUM** – Began at 4:20 pm. Five members of the community were present and expressed the following concerns:
- Owners complained about the current state of the community landscaping and asked status of the current landscaping company.
  - Young adults parked on Rambling Road. Owners were advised to call Police with concerns.
  - Owners complained about delays in responses from Management regarding their roof repairs/inspections, exterior repairs and trees/landscaping in common area by their unit.

II. **CALL TO ORDER**

The January 28, 2021 Seagate Village Board of Directors meeting was called to order by President Loreen Thomas at 4:19 pm.

**Officers Present**

<b>President</b>	Loreen Thomas
<b>Vice President</b>	Loreen Thomas
<b>Treasurer</b>	Vivian Doudt
<b>Secretary</b>	Marlon Taylor
<b>Director</b>	Vacant

In addition, Tafu Sagapolutele of CHAMPS, a Division of AAAM, LLC was present.

III. **Approval of Minutes**

*Secretary*

- A. **Approval of the Board of Directors Meeting Minutes of November 10, 2020 prepared by CHAMPS/AAM.** A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of November 10, 2020 prepared by CHAMPS/AAM.

IV. **Financials**

- A. **Approval of the Financial Statements and Bank Reconciliations for the period ending November 30, 2020, subject to year-end review as prepared by CHAMPS/AAM.** A motion was made, seconded and unanimously carried to approve the Financial Statements and Bank Reconciliations for the period ending November 30, 2020, subject to year-end review as prepared by CHAMPS/AAM.
- B. **Approval of the Financial Statements and Bank Reconciliations for the period ending December 31, 2020, subject to year-end review as prepared by CHAMPS/AAM.** A motion was made, seconded and unanimously carried to approve the Financial Statements and Bank Reconciliations for the period ending December 31, 2020, subject to year-end review as prepared by CHAMPS/AAM.

**IV. Financials (cont.)**

**C. Delinquency Report**

1. **As prepared by CHAMPS/AAM** – After review of delinquent balance of Acct #1355993 in Executive Session, a motion was made, seconded and unanimously carried to approve sending Acct #1355993 to collections.
2. **Legal Counsel Update and correspondence. From Green, Bryant & French** – Nothing to report.

**V. Committees**

- A. **Landscape:** Vivian provided update on the monthly walk thru with Pacific Green Landscaping. Vivian reported that irrigation in certain areas are still not working, issues on the slopes and unresolved issues with Pacific Green Landscaping continue to be a concern.
- B. **Architectural**
  1. **1742 Hill Top: Architectural Request to paint the home Beach House White and trim Cotton White** - A motion was made, seconded and unanimously carried to ratify the approval for 1742 Hill Top: Architectural Request to paint the home Beach House White and trim Cotton White.
  2. **1724 Hill Top: Seeking consideration of Pre-Approval for JADU before going to the City of Encinitas to move forward** – A motion was made, seconded and unanimously carried to approve architectural request from 1724 Hill Top for a JADU before proceeding to the City of Encinitas for necessary permitting.
- C. **CC&R Committee:** Continuation of ballot collection reconvene in March. The Board further requested a list of owners that have not submitted a ballot.

**VI. Old Business - None**

**VII. New Business**

- A. **Nomination of James Stoffel & Seth Guthrie to fill the current vacancies on the Board left by Bob Cantrell & Jim Thompson with their respective terms will expire in 2022** – A motion was made, seconded and unanimously carried to approve the Nomination of James Stoffel & Seth Guthrie to fill the current vacancies on the Board left by Bob Cantrell & Jim Thompson with their respective terms will expire in 2022.
- B. **Pool Heater: Ratify the approval to replace the pool heater at a cost of \$4,795.38 from the reserve account** – A motion was made, seconded and unanimously carried to ratify the approval to replace the pool heater at a cost of \$4,795.38 to be coded to Reserves.
- B. **Pacific Green: Approval of proposal to replant the corner of Rambling Road and Hill Top Lane at a cost of \$4,995.00 from the operating account** – This item was denied.
- C. **1774 Edgefield: Approval of Termite Inspection and treatment for at a cost of \$7,205.00 with Tile-Warranty** – This item was denied.

**VII. New Business (cont.)**

**FHA Review: Approval proposal to renew expiring FHA certification at a cost of \$765.00 from the operating account** – A motion was made, seconded and unanimously carried to approve the FHA Review proposal to renew expiring FHA certification at a cost of \$765. from the Operating account.

**VIII. Management Report** – Tafu Sagapolutele presented the Management Report and copy was included in the packet.

**IX. Announcements**

**A. The next regularly scheduled Board Meeting is February 24, 2021 via audio/video tele-conference at 4:00 p.m.**

**B. The next walk thru is scheduled to be on Tuesday February 9, 2021 at 11:30 am, meet at the pool.**

**X. Adjournment:** There being no further business the meeting was adjourned at 5:53 pm.

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

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