

Seagate Village Community Homeowners Association
Board of Directors Meeting Minutes
August 11, 2020

MINUTES

I. OPEN FORUM – Began at 6:30 pm three members of the community were present and brought up their concerns for the fallen dead branch, concern for Mountain Vista landscape, Chaz park trimming, neighbor burning weeds in yard on Hilltop. Also addressed mow-curb re-seeding of grass when the weather is cooler so the seedlings will thrive.

II. CALL TO ORDER

The August 11, 2020 Seagate Village Board of Directors meeting was called to order by President Robert Cantrell at 6:41 pm.

Officers Present

President	Robert Cantrell
Vice President	Loreen Thomas
Treasurer	Vivian Doudt
Secretary	Marlon Taylor - absent
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 July 14, 2020 prepared by CHAMPS/AAM.

RESOLUTION: A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of July 14, 2020 prepared by CHAMPS/AAM.

IV. Financials

A. Approval of the Financial Statements and Bank Reconciliations for the period ending June 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 June 30, 2020 subject to year-end review.

B. Delinquency Report

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

RESOLUTION: No action required.

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 at the time of the meeting.

V. Committee Reports

- A. Landscape** – Vivian reported the committee had 1.5 hour walk with Punchlist to follow up areas of concern with Pacific Green. Unusable split wood fencing to be removed and irrigation broken valve identified.
- B. Architectural** – No Report by Jim at this time.
- C. CC&R Committee:** Management advised Board participating with a ballot counting with another community.

VI. Old Business

A. Pacific Green Landscape Proposals:

quote	5/25/2020 1756 Gentle Breeze	Fill in bare areas by planter (Agapanthus Africanus & Polygala Petite Butterflies)	\$ 115
quote	6/12/2020 Chaz Park-Lrg Green Belt	Regrade DG Trail	\$ 1,350
quote	6/11/2020 Pool Fence	Blackberry Vines	\$ 135
quote	6/11/2020 Rambling&Edgefield	1795 Edgefield-Plant Canussa Tuttelii along split rail fence	\$ 525

RESOLUTION: A motion was made, seconded and unanimously carried to drop the items as new revised proposals are being drafted and presented at a later date.

- B. 1681 Hilltop:** Owner would like to replace fence and requesting the HOA to share cost at the fence borders Rambling Road. After researching this was a one-time offer by the board in 2015 when fences were replaced, since the board received a bulk discount due to the size of the job.

RESOLUTION: A motion was made, seconded and unanimously carried to deny the request to share cost with owner to replace fence.

VII. New Business

- A. 1787 Edgefield:** Full Roof inspection determined one area is in need of repair at a cost of \$1050.00.

RESOLUTION: A motion was made, seconded and unanimously carried to approve the repair of the roof prior to rain season.

VIII. Homeowner Correspondence:

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

- a.** Homeowner Courtesy Notices (C.N.) and Approval letters, etc.
Board Response: No action required, Reviewed by Board.
- b.** Volunteer to assist with Inspector of Elections count of ballots.
Board Response: Thanked volunteer.
- c.** Homeowner reported the jacuzzi was in need of cleaning & cover.
Board Response: The board moved forward with the covering and cleaning of the jacuzzi.

IX. Management Update: Items included within the board packet.

X. Announcements

A. The next regularly scheduled Board Meeting is Tuesday, September 8, 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, September 8, 2020 at 11:30 a.m., meeting at the pool area.

XI. Adjournment: There being no further business the meeting was adjourned at 7:41 pm.

Attested: Union Doudt

Date: 9/15/20