

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

MINUTES

- I. OPEN FORUM** – Began at 6:36 pm three members of the community were present and brought forward compliments and appreciation for the work Pacific Green is doing. Kids are disrespectful and riding bikes, skateboards in the planters. Termite treatment was brought up and also illegal parking blocking garage doors.
- II. CALL TO ORDER**
The October 13, 2020 Seagate Village Board of Directors meeting was called to order by President Loreen Thomas at 6:49 pm.

Officers Present

President	Loreen Thomas
Vice President	Loreen Thomas
Treasurer	Vivian Doudt
Secretary	Marlon Taylor
Director	

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 October 13, 2020 prepared by CHAMPS/AAM.**
RESOLUTION: A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of October 13, 2020 prepared by CHAMPS/AAM.
- IV. Financials**
- A. Approval of the Financial Statements and Bank Reconciliations for the period ending September 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 September 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 required.

V. Committee Reports

- A. **Landscape** – Vivian reported many irrigation lines and valves had been turned off during the time Esquire was servicing the association it has taken a lot of time trying to figure out the irrigation system.
- B. **Architectural** – No Report at this time.
- C. **CC&R Committee:** Management went through the owner list and ballots, provided list to the board of directors. The directors distributed a e-flyer reminding membership to submit their ballots for the CCR’s. Additionally, the board will contact members who have not voted to date and distribute ballots to them and encourage non-voters to participate and mail in their ballot. Jim Thompson and Kevin Eldridge offered to assist board members with this matter.

VI. Old Business

A. Termite Vendors:

	Without Tile Warranty			Total Cost - 78 Units		
	Best Rate	R-Solutions	Major League	Best Rate	R-Solutions	Major League
3 Unit Bldg	\$ 1,921	\$ 1,448	\$ 1,128	\$ 40,334	\$ 30,415	\$ 23,688
4 Unit Bldg	\$ 1,554	\$ 1,183	\$ 1,128	\$ 24,864	\$ 18,920	\$ 18,048
5 Unit Bldg	\$ 1,559	Not Provided	\$ 1,128	\$ 54,565	\$ 50,371	\$ 39,480
6 Unit Bldg	\$ 1,559	\$ 1,439	\$ 1,128	\$ 9,354	\$ 8,635	\$ 6,768
				\$ 129,117	\$ 108,341	\$ 87,984
	With Tile Warranty			Total Cost - 78 Units		
	Best Rate	R-Solutions	Major League	Best Rate	R-Solutions	Major League
3 Unit Bldg	Not Provided	\$ 1,680	\$ 1,346	Not Provided	\$ 35,280	\$ 28,269
4 Unit Bldg	Not Provided	\$ 1,356	\$ 1,346	Not Provided	\$ 21,700	\$ 21,538
5 Unit Bldg	Not Provided	Not Provided	\$ 1,346	Not Provided	\$ 57,925	\$ 47,115
6 Unit Bldg	Not Provided	\$ 1,655	\$ 1,346	Not Provided	\$ 9,930	\$ 8,077
				\$ 124,835	\$ 105,000	

RESOLUTION: A motion was made, seconded and unanimously carried to accept the proposal from Major League Pest Control contract for termite treatment for the condos with the Tile Warranty at cost of \$105,000.00.

VII. New Business

- A. **Condo Rain Gutter Cleaning:** Approval of the rain gutter cleaning proposals presented by Gutter Guru for a cost of \$8,075.00 or from San Diego Gutter at a cost of \$6,000.00 to be paid from the operating account.

RESOLUTION: A motion was made, seconded and unanimously carried to deny Sand Diego Gutter proposal based on the CCR’s and Rule and Regulation the rain are the homeowner responsibility to maintain.

- B. **1831 Hilltop:** Architectural request to change the shake composite roof to concrete tiles.
Resolution: A motions was made, seconded and unanimously carried to approve the Architectural request to change the shake composite roof to concrete tiles.

VII. New Business Cont.

C. 1772 Edgefield: Architectural request to change 11 windows of home.

Resolution: A motion was made, seconded and unanimously carried to approve the Architectural request to change the 11 windows of the home.

D. 1657 Hilltop: Architectural request change shake composite roof to concrete tiles.

Resolution: A motion was made, seconded and unanimously carried to approve the Architectural request to change the shake composite roof to concrete tiles.

E. Pacific Green:

Slope outside pool along Rambling Rd.	700.00
Slope outside pool near backflow	495.00

Resolution: A motion was made, seconded and unanimously carried to deny the proposal for the landscape enhancement outside the pool area as they exceed the budget.

F. Financial Coding: Staff accountant asking if the board would like to separate Legal-Collections from Legal 51353. Legal-Collections invoiced are an expense offset by the charging of the owners account posted to GL 42003.

Resolution: A motion was made, seconded and unanimously carried to accept the separation of Legal-Collection from Legal 51353 on the associations General Ledger. Legal-Collections invoiced are an expense offset by the charging of the owners account posted to GL 42003.

G. 1774 Edgefield: Approval of termite inspection by Major League for treatment at a cost of \$6380.00 without tile warranty and \$7,205.00 with warranty.

Resolution: A motion was made, seconded and unanimously carried to approve the termite treatment with tile-warranty within the Major League contract and move this unit to the top of the list as a priority.

H. 1744 Gentle Breeze: Approval of termite inspection by R-Solution for treatment at a cost of \$1,295.00 without concealed fumigation or \$2,090.00 with concealed fumigation. Awaiting inspection report from Major League.

Resolution: A motion was made, seconded and unanimously carried to approve the termite treatment with tile-warranty within the Major League contract and move this unit to the top of the list as a priority.

VIII. Homeowner Correspondence:

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

a. Homeowner concerned about continuous parking along curb, should be red.

Board Response: Management advise the board of research with Encinitas Fire Department regulation for width of driveways and red curbs.

b. Homeowner repaired post from hammock, photos attached.

Board Response: Resend Architectural asking homeowner to fill out and accept any damages occur to the beam. Shall they not comply, invite the owner to a hearing.

VIII. Homeowner Correspondence Cont.

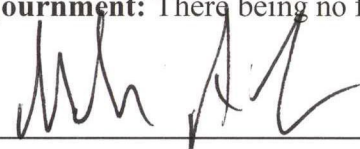
- c. Homeowner concerned about rain gutter spouts, added to list for repair
Board Response: The board reviewed the CCR's and Rules and Regulations determined the rain gutters are the owner's responsibility.

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

X. Announcements

- A. The next regularly scheduled Board Meeting is Tuesday, January 12, 2021 at the Encinitas Community Center at 6:30 pm, depending on the COVID-19 regulations or via Zoom tele-conference or video-conference. The December meeting is cancelled due to the holidays.
- B. The next walk thru is scheduled to be held on Tuesday, December 8, 2020 at 9:30 a.m., meeting at the pool area.

XI. Adjournment: There being no further business the meeting was adjourned at 8:08 pm.

Attested:  _____

Date: 11/11/20 _____