

SEAWAY COLLECTION HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – OPEN SESSION

WEDNESDAY APRIL 30, 2014

ALISO VIEJO CONFERENCE CENTER
31 SANTA BARBARA, ALISO VIEJO, CA 92656

MINUTES

DIRECTORS PRESENT

Matt Lawler
Susan Bristol
Dan Rosenthal

DIRECTOR ABSENT

FIRSTSERVICE RESIDENTIAL

Kari Harmon, Community Manager
Kellie Sambrano, Vice President, CMCA, CCAM

I. CALL TO ORDER

The Open Session Meeting of the Seaway Collection Homeowners Association Board of Directors was called to order at 6:45 PM.

II. EXECUTIVE SESSION MEETING

In accordance with Civil Code 1363.05 (b) the board met in Executive Session prior to the Regular Session meeting, in order to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code Section 1367 or 1367.1. The Board of Directors reviewed violation issues and delinquency matters.

III. REPORTS

The Board reviewed and directed management to file the following reports:

- A. Customer Service Report
- B. Landscape Report
- C. Utility Report

IV. HOMEOWNER FORUM

There was one homeowner present. The owner of 12 Wigen, Jerry Rabone, came to discuss the landscape issues and how important they were.

V. CONSENT CALENDAR

Motion: Bristol
Second: Lawler

Resolution: That the Board of Directors approves Consent Calendar items A through D as presented.

A. Approval of Minutes – March 2014

Resolution: That the Open Session minutes dated March 19, 2014 be approved as presented.

B. Financial Statement – March 2014

Resolution: That the Board approves the March 31, 2014 interim financial reports and bank reconciliations as presented, subject to annual audit. The report reflects a year to date net operating income of \$13,372.63 and year-to-date reserve funding of \$57,672.46 compared to the year-to-date reserve funding budget of \$57,066.00. The reserves are funded through March 31, 2014. The association has \$121,695.08 in operating funds, which represents 8.68 months of budgeted expenses and reserve contributions. The association has \$927,358.55 in reserve funds.

C. Lien Approval

Resolution: That the Board approves the resolution dated April 14, 2014, authorizing Management to place liens on the following accounts should the delinquent assessments not be paid within the time period established in the intent to lien letter.

Account Number	Total Amount Due
0031-02	\$1,250.00
0104-01	\$442.20

D. 2014 Draft Audit

Resolution: That the Board ratify approval of the 2014 draft audit prepared by VanDerPol & Company (formerly Schonwit & Company), CPA. The final audit was distributed to the membership prior to the April 30th civil code deadline.

The motion carried unanimously.

End of Consent Calendar

VI. NEW BUSINESS

A. Concrete Repairs

This item was tabled to the next meeting to allow Management to obtain additional quotes.

B. 20 Cuervo – Architectural Application

Motion: Bristol
Second: Rosenthal

Resolution: That the Board approved the request from the homeowner to add drywall and a closet to convert her loft into a bedroom.

The motion carried unanimously.

C. Board Goal Setting

The Board discussed and reconfirmed the following goals:

- Increase reserve contribution
- Increase homeowner meeting attendance
- Re-evaluate community website – August 2014

D. Correspondence

The correspondence was reviewed and filed.

E. Map

X. NEXT MEETING

The next Open Session meeting of the Board of Directors is scheduled for June 12, 2014, 2014, at 6:30 PM. at the Aliso Viejo Conference Center, Aliso Viejo, CA 92656.

XI. ADJOURNMENT

There being no further Open Session business to come before the Board, the meeting was adjourned at 7:54 p.m.

APPROVED: _____



DATE: _____

6/12/14