

SEAWAY COLLECTION HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING – OPEN SESSION  
MONDAY, JANURARY 20, 2020

ALISO VIEJO COMMUNITY CENTER – WEDGEWOOD  
31 SANTA BARBARA, ALISO VIEJO, CA 92656

MINUTES

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CALL TO ORDER

The Open Session meeting of the Board of Directors for the Seaway Collection Homeowners Association was called to order at 6:56 PM by unanimous consent.

DIRECTORS PRESENT

Dan Rosenthal  
Matt Lawler

DIRECTORS ABSENT

Susan Bristol

VOLUNTEERS PRESENT

Nedka Stills, Board Advisory Executive Committee  
Emily Rosenthal, Board Advisory Executive Committee

FIRSTSERVICE RESIDENTAL

Casey Donaldson, Community Manager

ANNOUNCEMENT - EXECUTIVE SESSION MEETING

In accordance with Civil Code 4935 (a) the Board met in Executive Session immediately prior to the Open 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.

REPORTS

The following reports were reviewed and filed.

A. Work Orders

HOMEOWNER FORUM

There were no homeowners present during the Open Forum.

## CONSENT CALENDAR

Motion: Rosenthal  
Second: Lawler

Resolved: That the Board of Directors approved the Consent Calendar items A through D as presented.

### A. Approval of Minutes – November 2019

Resolved: That the Open Session Minutes dated November 18, 2019 be approved as presented.

### B. Financial Statement – October 2019

Resolved: That the Board approves the Association's income statement for October 31, 2019, comparing actual results to budget, reserve statement, bank statements and reconciliations, check history report and general ledger as presented, subject to an annual audit. The report reflects a year to date net operating income of \$25,438.56 and year-to-date reserve funding of \$180,955.02 compared to the year-to-date reserve funding budget of \$170,490.00. The actual year-to-date operating expenses were \$163,859.60. The budgeted year-to-date operating expenses were \$188,310.00. The reserves are funded through October 31, 2019. The association has \$188,511.07 in operating funds, which represents 10.01 months of budgeted expenses and reserve contributions. The association has \$795,527.83 in reserve funds.

### C. Financial Statement – November 2019

Resolved: That the Board approves the Association's income statement for November 30, 2019, comparing actual results to budget, reserve statement, bank statements and reconciliations, check history report and general ledger as presented, subject to an annual audit. The report reflects a year to date net operating income of \$26,577.67 and year-to-date reserve funding of \$198,930.75 compared to the year-to-date reserve funding budget of \$187,539.00. The actual year-to-date operating expenses were \$181,637.50. The budgeted year-to-date operating expenses were \$207,141.00. The reserves are funded through November 30, 2019. The association has \$188,256.80 in operating funds, which represents 10.00 months of budgeted expenses and reserve contributions. The association has \$813,503.56 in reserve funds.

D. Lien Approval

Resolved: That the Board of Director's approve liens on the follow accounts:  
0104-01, 0023-02.

The motion carried unanimously.

*End of Consent Calendar.*

NEW BUSINESS

A. Architectural Review Agenda

Currently there was no new applications for architectural review.

B. California Consumer Privacy Act

FirstService Residential has included items with the changing laws starting on January 1<sup>st</sup> 2020.

NEXT MEETING

The next Board of Directors meeting is scheduled for Monday, March 2, 2020 at 6:30 PM at the Aliso Viejo Community Center – Wedgewood.

ADJOURNMENT

There being no further business to come before the Board of Directors in Open Session, the meeting was adjourned at 7:14 PM.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_