

SEAWAY COLLECTION HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – OPEN SESSION
MONDAY, NOVEMBER 18, 2019

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

MINUTES

CALL TO ORDER

The Open Session meeting of the Board of Directors for the Seaway Collection Homeowners Association was called to order at 7:00 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 RESIDENTIAL

Ashley Sanchez, CMCA®, Regional Director
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: Lawler
Second:

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

A. Approval of Minutes – October 2019

Resolved: That the Open Session Minutes dated October 28, 2019 be approved as presented.

B. Financial Statement – September 2019

Resolved: The report reflects a year to date net operating income of \$26,862.42 and year-to-date reserve funding of \$162,898.87 compared to the year-to-date reserve funding budget of \$153,441.00. The actual year-to-date operating expenses were \$143,526.92. The budgeted year-to-date operating expenses were \$169,479.00. The reserves are funded through September 30, 2019. The association has \$189,202.75 in operating funds, which represents 10.05 months of budgeted expenses and reserve contributions. The association has \$777,471.68 in reserve funds.

C. Delinquency Policy Approval

Resolved: That the Board of Director's approve the new 2020 Delinquency Policy.

D. Lien Approval

Resolved: That the Board of Director's approve liens on the follow accounts:
0108-01, 0104-01, 0023-02, 0049-02, 0140-02

The motion carried by majority as Director Rosenthal abstained.

End of Consent Calendar.

NEW BUSINESS

A. Architectural Review Agenda

Motion: Lawler
Second: Rosenthal

Resolved: The Board approves the install of security camera system at 45 Bluebird Lane.

B. 2019 Audit and Tax Preparation

Motion: Lawler
Second: Rosenthal

Resolved: That the Board of Directors approve CPA proposal from Vanderpol and Company to conduct the 2019 Audit and Tax Preparation.

The motion carried by unanimous consent.

NEXT MEETING

The next Board of Directors meeting is scheduled for Monday, December 16, 2019 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 7:12 PM.

APPROVED: _____ DATE: _____