

SEAWAY COLLECTION HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING – OPEN SESSION  
MONDAY, OCTOBER 19, 2020

HELD VIA TELECONFERENCE

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 6:55 PM by unanimous consent.

DIRECTORS PRESENT

Dan Rosenthal  
Susan Bristol

DIRECTORS ABSENT

Matt Lawler

VOLUNTEERS PRESENT

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

FIRSTSERVICE RESIDENTIAL

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
- B. Management Report

HOMEOWNER FORUM

There were no homeowners present during the Open Forum.

## CONSENT CALENDAR

Motion: Rosenthal  
Second: Bristol

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

### A. Approval of Minutes – September 2020

Resolved: That the Open Session Minutes dated September 21, 2020 be approved as presented.

### B. Financial Statement – August 2020

Resolved: That the Board approves the Association's income statement for September 30, 2020, 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 (loss) of \$(-28,782.80) and year-to-date reserve funding of \$161,517.54 compared to the year-to-date reserve funding budget of \$157,149.00. The actual year-to-date operating expenses were \$210,463.90. The budgeted year-to-date operating expenses were \$179,811.00. The reserves are funded through September 30, 2020. The association has \$162,177.64 in operating funds, which represents 8.61 months of budgeted expenses and reserve contributions. The association has \$970,143.45 in reserve funds.

The motion carried unanimously.

*End of Consent Calendar.*

## UNFINISHED BUSINESS

### A. Pinyon Jay Lane Drain Issue

Tabled: That the Board of Directors table this as the updated proposal was not available at this time.

NEW BUSINESS

A Architectural Review Agenda

No new applications.

B. Landscape review

Tabled: That the Board of Directors table this item wanting Management to adjust the budget to not raise dues of the association at this time.

NEXT MEETING

The next Board of Directors meeting is scheduled for Monday, November 16, 2020 at 7:00 PM held via teleconference.

ADJOURNMENT

There being no further business to come before the Board of Directors in Open Session, the meeting was adjourned at 7:20 PM.

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