

SEAWAY COLLECTION HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING – OPEN SESSION  
MONDAY, MARCH 27 2019

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 6:45p.m. by general consent.

DIRECTORS PRESENT

Matt Lawler  
Susan Bristol

DIRECTORS ABSENT

Dan Rosenthal

FIRSTSERVICE RESIDENTIAL

Kirsten Contino, CMCA<sup>®</sup>, Senior 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. Management Report
- B. Work Orders

HOMEOWNER FORUM

This portion of the meeting was not conducted as no homeowners were in attendance.

CONSENT CALENDAR

Motion: Lawler  
Second: Bristol

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

A. Approval of Minutes – February 2019

Resolved: That the Open Session minutes dated February 25, 2019 be approved as presented.

B. Financial Statement – February 2019

Resolved: That the Board approves the Association's income statement for February 28, 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 \$10,856.28 and year-to-date reserve funding of \$36,264.33 compared to the year-to-date reserve funding budget of \$34,098.00. The actual year-to-date operating expenses were \$26,962.07. The budgeted year-to-date operating expenses were \$37,662.00. The reserves are funded through February 28, 2019. The association has \$175,214.92 in operating funds, which represents 9.30 months of budgeted expenses and reserve contributions. The association has \$650,837.14 in reserve funds.

The motion carried unanimously.

***End Consent Calendar.***

NEW BUSINESS

A. ARCHITECTURAL REVIEW AGENDA

A separate Architectural Agenda will be included as Exhibit A.

B. 32 Bluebird- Tree Removals

Motion: Lawler

Second: Bristol

Resolved: That the Board approves for Parkwest to remove the Tristania between 32 Bluebird as requested by the homeowner. Funds will be expensed from Operating Account # 15504, Tree Maintenance, which has a remaining annual budget of \$13,776.00 as of the January 31, 2019 financial statement.

The motion carried unanimously.

C. 26 Nutcracker- Eucalyptus Tree Removals

Motion: Lawler

Second: Bristol

Resolved: That the Board approves for Parkwest to remove the Eucalyptus at 26 Nutcracker as requested by the homeowner for a cost of \$2,390.00. Funds will be expensed from Operating Account # 15504, Tree Maintenance, which has a remaining annual budget of \$13,776.00 as of the January 31, 2019 financial statement.

The motion carried unanimously.

NEXT MEETING

The next Board of Directors meeting is scheduled for Monday, April 29, 2019 at 6:30 p.m. 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 6:57 p.m.

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