

SEAWAY COLLECTION HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – OPEN SESSION
MONDAY, FEBRUARY 20, 2018

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 7:17 p.m. by general consent.

DIRECTORS PRESENT

Dan Rosenthal
Susan Bristol

DIRECTORS ABSENT

Matt Lawler

FIRSTSERVICE RESIDENTIAL

Kirsten Contino, CMCA[®], 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

There were two homeowners in attendance.

CONSENT CALENDAR

Motion: Bristol
Second: Rosenthal

Resolved: That the Board of Directors approved the Consent Calendar items A through C as presented with Item A being tabled.

A. Approval of Minutes – January 2018

Resolved: That the Open Session minutes dated January 22, 2018 be approved as presented.

B. Financial Statement – January 2018

Resolved: That the Board approves the January 31, 2018 interim financial reports and bank reconciliations as presented, subject to annual audit. The report reflects a year to date net operating income of \$28,873.13 and year-to-date reserve funding of \$17,061.34 compared to the year-to-date reserve funding budget of \$16,651.00. The actual year-to-date operating expenses were \$(9,589.39). The budgeted year-to-date operating expenses were \$19,229.00. The reserves are funded through January 31, 2018. The association has \$146,413.18 in operating funds, which represents 8.62 months of budgeted expenses and reserve contributions. The association has \$540,897.84 in reserve funds.

C. Lien Approval

Resolved: That the Board approved the resolution to place a lien on the following accounts.

Account Number	Total Amount Due
0098-01	\$555.23

The motion carried unanimously.

End Consent Calendar.

NEW BUSINESS

A. ARCHITECTURAL REVIEW AGENDA

A separate Architectural Agenda will be included as Exhibit A.

B. Landscape Proposals

Motion: Bristol
Second: Rosenthal

Resolved: That the Board approves the below proposals with funding to be expensed from Operating Account # 15502, Landscape Replacement, which has an remaining balance of \$14,857.00 as of the January 31, 2018 financial statement.

Work to be Performed	Total Cost
Remove plant material at 19 Cuervo and match recent landscape renovations in other portions of the community.	\$1,268.00
remove and grind the tree stump	\$280.00

The motion carried unanimously.

NEXT MEETING

The next Board of Directors meeting is scheduled for Monday, March 19, 2018 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 7:45p.m.

APPROVED: _____ DATE: _____