

SEAWAY COLLECTION HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – OPEN SESSION
TUESDAY, AUGUST 8, 2017

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 6:44 p.m. by general consent.

DIRECTORS PRESENT

Dan Rosenthal
Matt Lawler

DIRECTORS ABSENT

Susan Bristol

FIRSTSERVICE RESIDENTAL

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
- C. Landscape Report

HOMEOWNER FORUM

There were three homeowners in attendance to discuss the roofing replacement project.

CONSENT CALENDAR

Motion: Rosenthal
Second: Lawler

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

A. Approval of Minutes – June 2017

Resolved: That the Open Session minutes dated June 26, 2017 be approved as presented.

B. Financial Statement – June 2017

Resolved: That the Board approves the June 30, 2017 interim financial reports and bank reconciliations as presented, subject to annual audit. The report reflects a year-to-date net operating loss of \$(8,896.20) and year-to-date reserve funding of \$114,121.91 compared to the year-to-date reserve funding budget of \$113,412.00. The reserves are funded through June 30, 2017. The association has \$114,569.11 in operating funds, which represents 6.75 months of budgeted expenses and reserve contributions. The association has \$452,994.07 in reserve funds.

The motion carried unanimously.

End Consent Calendar.

NEW BUSINESS

A. Architectural Review Agenda

This portion of the meeting was not conducted as there were no new architectural applications for the Board to review.

B. 2017-2017 Reserve Study

The Board of Directors resolved to table this discussion as the onsite reserve study was not conducted as of the meeting date. Director Bristol was to attend the onsite survey of the community with Strategic Reserves on August 15, 2017.

C. 20 Nutcracker – Fence Repairs

Motion: Lawler
Second: Rosenthal

Resolved: The Board of Directors resolved to approve the proposal for Cox Contracting for replacing the fence facing the common area 20 Nutcracker for a cost of \$2,680.00, contingent on the opinion from Jake Harle, the association's legal counsel, on whether is this is a maintenance responsibility of the association. Funds will be expensed from Reserve Account #23127, Fencing, which has a remaining annual budget of \$81,530.43 as of the June 30, 2017 financial statement.

The motion carried unanimously.

D. Wood Repair Project – Uncompleted Homes

The Board of Directors resolved to table this discussion as they directed Management to discuss with First Street Painting on how they completed this project in the past, and forward those details to Austin Riley of Empire Works to see if they can complete the project based on the actions of First Street Painting.

E. 12 Wigeon – Roof Replacement Request

The Board of Directors resolved that Management is to contact Hoyt Roofing to see if it would be a possibility for the seven homes that were re-roofed three years ago due to a reconstruction project be re-roofed completely in the 2018 or 2019 year dependent on the financials of the association.

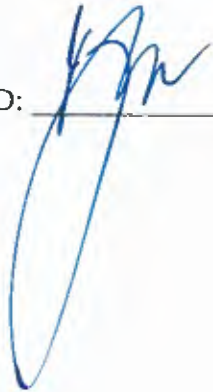
NEXT MEETING

The next Board of Directors meeting is scheduled for Wednesday, September 20, 2017 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 7:51 p.m.

APPROVED: _____



DATE: _____

9/20/17