

SEAWAY COLLECTION HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING – OPEN SESSION

TUESDAY, SEPTEMBER 28, 2010

ALISO VIEJO COUNTRY CLUB  
31 SANTA BARBARA, ALISO VIEJO, CA 92656

MINUTES

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EXECUTIVE SESSION

An Executive Session meeting was held prior to the Open Session. The Board of Directors reviewed violation issues and delinquency matters.

DIRECTORS PRESENT

Dan Rosenthal (by teleconference)  
Susan Bristol (by teleconference)  
Michael Fricke

DIRECTOR ABSENT

None

MERIT PROPERTY MANAGEMENT, INC.

Kellie Sambrano, CCAM®, Business Unit Leader  
Shana Niswonger, CCAM®, Community Manager

GUESTS

Christian Galindo, Valley Crest Landscape

Christian discussed with the Board the possibility of completing extra projects in the winter as the crews will not need to be mowing the turf. He also requested that the Board discuss a policy for shrub reduction.

I. CALL TO ORDER

The Open Session Meeting of the Seaway Collection Homeowners Association Board of Directors was called to order at 6:30 p.m.

II. HOMEOWNER FORUM

A Homeowner Forum was conducted with one (1) homeowner in attendance. Topics of discussion included:

- Canyon Wren street cracks

- The Laguna Audubon II Board meeting
- Satellite Controller for the community

III. REPORTS

The following reports were reviewed and filed:

- Management
- Landscape
- Customer Service
- Project Review
- Utility Report

V. CONSENT CALENDAR

Motion: Bristol  
 Second: Fricke

Resolution: That the Board of Directors approves Consent Calendar items A through C as presented. Items approved were as follows:

A. Approval of Minutes

Resolution: That the Open Session minutes dated August 31, 2010 be approved as presented.

B. Financial Statement

Resolution: That the financial statement and bank reconciliation dated August 31, 2010 be approved as presented. The statement reflects \$80,507.02 in operating funds, \$619,114.54 in reserve account funds, \$8,354.01 in other assets for total cash of \$717,408.80. It reflects a current year income/(loss) of \$14,544.67 and year-to-date reserve funding of \$142,089.11 as compared to a budget of \$136,016.00.

C. Lien Approvals

Resolution: That the accounts listed below have liens placed on their accounts should their delinquent assessments not be paid within the time period established in the intent to lien letter.

Account Number	Total Amount Due
0046-01	\$470.00
0100-01	\$1,035.00

Ayes: All  
 Nays: None

The motion carried unanimously.

*End of Consent Calendar*

VI. NEW BUSINESS

A. 16 Wigeon Landscape Proposal

Motion: Bristol  
Second: Fricke

Resolution: That the Board approves the proposal from Valley Crest Landscape Maintenance to install turf and additional irrigation at 16 Wigeon where the large tree in front of the home was recently removed for a total of \$550.00. Funds to be expensed from GL#15502, Landscape Replacement.

Ayes: Two  
Nays: None  
Abstentions: One (Rosenthal)

B. Governing Document Distribution

The Board Directed Management to table this item as the information is already available to homeowners on the community website.

C. Monument Sign Pilaster Caps

The Board directed Management to table the replacement of the damaged monument sign pilaster caps until the spring.

D. Monument Sign Lighting

The Board directed Management to take no action on this item at this time as the lights have been adjusted and now appear equal..

E. 20 Cuervo / Bottle Brush Trees


It has been noted that these trees are on Laguna Audubon II property and therefore the issue will be directed to the Master Association to be addressed.

VIII. NEXT MEETING

The next Open Session meeting of the Board of Directors is scheduled for Tuesday, October 26, 2010 at 6:30 p.m. at the Aliso Viejo Country Club, Aliso Viejo, CA 92656.

IX. ADJOURNMENT

There being no further Open Session business to come before the Board, the meeting was adjourned at 7:35 p.m.

APPROVED:  DATE: 10-26-10