

SEAWAY COLLECTION HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – OPEN SESSION
MONDAY, APRIL 29, 2019
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 7:15 PM by general consent.

DIRECTORS PRESENT

Matt Lawler
Dan Rosenthal
Susan Bristol

DIRECTORS ABSENT

None

FIRSTSERVICE RESIDENTIAL

Kirsten Contino, CMCA[®], Senior Community Manager
Sabrina Davoodian, CCAM[®], CMCA[®], AMS[®], 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.

COMMITTEE UPDATE & INVITED GUESTS

A. Annual Election

This item will be reconvened at the May Meeting as only 25 ballots have been received at the time of this meeting, which does not meet the quorum of 78 ballots.

REPORTS

The following reports were reviewed and filed.

- A. Management Report
- B. Work Orders

HOMEOWNER FORUM

There were two homeowners present to discuss the asphalt repairs.

CONSENT CALENDAR

Motion: Bristol
Second: Lawler

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

A. Approval of Minutes – March 2019

Resolved: That the Open Session minutes dated March 27, 2019 be approved as presented.

B. Financial Statement – March 2019

Resolved: That the Board approves the Association's income statement for March 31, 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 \$21,872.85 and year-to-date reserve funding of \$54,289.23 compared to the year-to-date reserve funding budget of \$51,147.00. The actual year-to-date operating expenses were \$34,857.78. The budgeted year-to-date operating expenses were \$56,493.00. The reserves are funded through March 31, 2019. The association has \$186,032.83 in operating funds, which represents 9.88 months of budgeted expenses and reserve contributions. The association has \$668,862.04 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 applications for the Board to review.

B. Draft Audit

This portion of the meeting was not conducted as the CPA Daniel Leonard still had not provided the draft audit for the Board to review. The audit had to be mailed to the membership on April 30, 2019. The Board had resolved that for the 2019 audit and taxes, that a new CPA will be found.

C. Homeowner Request – Tree Removal

Motion: Bristol
Second: Lawler

Resolved: That the Board of Directors approve the tree removal between 19 and 17 Cardinal, contingent that the homeowner pays for the removal, and for any costs associated with a replacement of another approved tree.

The motion carried unanimously.

NEXT MEETING

The next Board of Directors meeting is scheduled for Monday, May 20, 2019 at 6:30 PM. 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 7:34 PM.

APPROVED: _____ DATE: _____