

SEAWAY COLLECTION HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING – OPEN SESSION  
MONDAY, AUGUST 15, 2016

ALISO VIEJO CONFERENCE CENTER  
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 7:17 PM by general consent.

DIRECTORS PRESENT

Dan Rosenthal  
Susan Bristol

DIRECTORS ABSENT

Matt Lawler

FIRST SERVICE RESIDENTAL

Kasidy Schaub, CMCA, Community Manager

ANNOUNCEMENT - EXECUTIVE SESSION MEETING

In accordance with Civil Code 4935 (a) the Board met in Executive Session prior to the Regular 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. Customer Service Report
- B. Landscape Report
- C. Management Report

HOMEOWNER FORUM

There were three (3) homeowners present to discuss items pertaining to the community roof project.

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**CONSENT CALENDAR**

**Motion:** Rosenthal  
**Second:** Bristol

**Resolved:** That the Board of Directors approved the Consent Calendar items A – E as presented.

**A. Approval of Minutes – June 2016**

**Resolved:** That the Open Session minutes dated June 29, 2016 be approved as presented.

**B. Approval of Minutes – July 2016**

**Resolved:** That the Open Session minutes dated July 18, 2016 be approved as presented.

**C. Financial Statement – June 2016**

**Resolved:** That the Board approves the June 30, 2016 interim financial reports and bank reconciliations as presented, subject to annual audit. The report reflects a year-to-date net operating income of \$21,128.80 and year-to-date reserve funding of \$111,408.45 compared to the year-to-date reserve funding budget of \$109,062.00. The reserves are funded through June 30, 2016. The association has \$119,326.91 in operating funds, which represents 6.74 months of budgeted expenses and reserve contributions. The association has \$836,897.41 in reserve funds.

**D. Financial Statement – July 2016**

**Resolved:** That the Board approves the July 31, 2016 interim financial reports and bank reconciliations as presented, subject to annual audit. The report reflects a year-to-date net operating income of \$19,084.72 and year-to-date reserve funding of \$129,729.01 compared to the year-to-date reserve funding budget of \$127,239.00. The reserves are funded through July 31, 2016. The association has \$111,780.26 in operating funds, which represents 6.31 months of budgeted expenses and reserve contributions. The association has \$436,645.42 in reserve funds.

**E. Lien Approval**

**Resolved:** The Board approves Management to place a lien on the following accounts should the delinquent assessments not be paid within the time period established in the intent to lien letter.

<b>Account Number</b>	<b>Total Amount Due</b>
0040-01	\$509.30

0104-01

\$492.35

The motion carried unanimously.

*End Consent Calendar*

NEW BUSINESS

A. Tree Replacement Proposals

Motion: Lawler  
Second: Rosenthal

Resolved: That the Board of Directors approved the proposals for the installation of 24" Crape Myrtles at the following addresses: 6 & 8 Bobwhite, 41 & 39 Cuervo, and 52 Bluebird. In addition, the Board approved the proposals for the installation of 24" Cassia trees at 3 & 5 Nutcracker and 47 & 49 Cuervo as submitted by Park West Landscape at a total cost of \$1,451.00.

The motion carried unanimously.

NEXT MEETING

The next Board of Directors meeting is tentatively scheduled for Monday, September 12, 2016 at 7:00PM at the Aliso Viejo Conference Center.

ADJOURNMENT

There being no further business to come before the Board of Directors in Open Session, the meeting was adjourned at 8:07PM.

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

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

9/15/16