

SEAWAY COLLECTION HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – OPEN SESSION
MONDAY, SEPTEMBER 21, 2020

HELD VIA TELECONFERENCE

MINUTES

CALL TO ORDER

The Open Session meeting of the Board of Directors for the Seaway Collection Homeowners Association was called to order at 6:40 PM by unanimous consent.

DIRECTORS PRESENT

Dan Rosenthal
Susan Bristol

DIRECTORS ABSENT

Matt Lawler

VOLUNTEERS PRESENT

Nedka Stills, Board Advisory Executive Committee
Emily Rosenthal, Board Advisory Executive Committee

FIRSTSERVICE RESIDENTIAL

Casey Donaldson, 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. Work Orders
- B. Management Report

HOMEOWNER FORUM

There were no homeowners present during the Open Forum.

CONSENT CALENDAR

Motion: Rosenthal
Second: Bristol

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

A. Approval of Minutes – August 2020

Resolved: That the Open Session Minutes dated August 17, 2020 be approved as presented.

B. Financial Statement – August 2020

Resolved: That the Board approves the Association's income statement for August 31, 2020, 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 (loss) of \$(-29,260.44) and year-to-date reserve funding of \$143,793.62 compared to the year-to-date reserve funding budget of \$139,688.00. The actual year-to-date operating expenses were \$190,926.91. The budgeted year-to-date operating expenses were \$159,832.00. The reserves are funded through August 31, 2020. The association has \$158,553.83 in operating funds, which represents 8.42 months of budgeted expenses and reserve contributions. The association has \$952,419.53 in reserve funds..

C. Reserve Study

2020-2021 Reserve Study has been tabled pending updates to report.

The motion carried unanimously.

End of Consent Calendar.

UNFINISHED BUSINESS

A. 48 Bluebird Gate Repairs

Motion: Bristol
Second: Rosenthal

Resolved: That the Board of Directors approved the proposal from Alpha Regional in the amount of \$795.00 to repair the gate and garage door trim.

NEW BUSINESS

A Architectural Review Agenda

54 Bluebird Garage door replacement – Approved

B. Landscape review

Motion: Bristol
Second: Rosenthal

Resolved: That the Board of Directors approved the proposal from Earthco Landscape to become the new Association Landscape vendor with a start date of 11/1/2020.

C. Dog Station and Bench Install

Motion: Bristol
Second: Rosenthal

Resolved: That the Board of Directors approved the proposal from Alpha Regional to install 2 dog stations and a bench on Nutcracker Lane.

NEXT MEETING

The next Board of Directors meeting is scheduled for Monday, October 19, 2020 at 7:00 PM held via teleconference.

ADJOURNMENT

There being no further business to come before the Board of Directors in Open Session, the meeting was adjourned at 7:21 PM.

APPROVED: _____ DATE: _____