

SEAWAY COLLECTION HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING – OPEN SESSION

TUESDAY, OCTOBER 26, 2010

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

MINUTES

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
Michael Fricke

DIRECTOR ABSENT

Susan Bristol

MERIT PROPERTY MANAGEMENT, INC.

Shana Niswonger, CCAM®, Community Manager

GUESTS

Christian Galindo, Valley Crest Landscape

The following proposals were approved: Tree removal between 3&5 Bluebird for a total cost of \$360.00, Corner enhancement at 18 Bluebird for a total cost of \$935.00, Items noted on October 12, 2010 landscape walk for a total cost of \$315.00 and Summer tree trimming for a total cost of \$5,648.00.

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:

- Volunteers for an “Events Committee”
- Homeowner concern regarding a common area tree in his front yard

III. REPORTS

The following reports were reviewed and filed:

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

V. CONSENT CALENDAR

Motion: Rosenthal
Second: Fricke

Resolution: That the Board of Directors approves Consent Calendar items A through B 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. 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
0040-01	\$450.00

Ayes: All
Nays: None

The motion carried unanimously.

End of Consent Calendar

VI. NEW BUSINESS

A. 2011 Draft Reserve Study

This item was tabled and will be approved as an action without meeting approval so that it can be included in the budget packet that will be sent to the membership prior to November 30, 2010.

B. 2011 Draft Budget

This item was tabled and will be approved as an action without meeting approval so that it can be sent to the membership prior to November 30, 2010.

C. Holiday Lighting Proposal

Motion: Rosenthal
Second: Fricke

Resolution: That the Board approves homeowner Emily Reichbach to meet with the holiday lighting contractor to discuss revising the proposal to include more substantial decorations at a cost not to exceed \$480.00.

Ayes: Two
Nays: None

D. Holiday Decoration Signs

This item was tabled as homeowner Emily Reichbach has offered to make signs at a cost much lower than that proposed by Outdoor Dimensions.

E. Next Meeting Date

The next meeting date will be November 30, 2010.

VIII. NEXT MEETING

The next Open Session meeting of the Board of Directors is scheduled for Tuesday, November 30, 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: 11/30/2010