

Sea Ridge Condominium Association
Via Video Conference Due to COVID-19 Restrictions
Monday, June 21, 2021
General Session Minutes

Directors Present Steven Sandborg, President
 Roger Ostergaard, Treasurer
 Rick Collins, Secretary
 Frank Cesare, Director at Large

Directors Absent None

Seabreeze Management Company, Inc. Melissa Vitali, CCAM®

Executive Session Meeting An Executive Session meeting was held prior to and after the General Session to discuss matters related to member discipline, member delinquency, 3rd party contracts, personnel issues, and/or approval of the Executive Session minutes.

1. Call to Order The Board of Directors General Session Meeting was called to order at 6:04 p.m. by Board President Steven Sandborg. Notice of the meeting was posted at the bulletin board at least four (4) days prior to the meeting in accordance with California Civil Code.

2. Community Updates

A. 2021-2022 Budget Discussion The Board updated the community on the 2021-2022 budget and reserve study. No action was taken.

B. Pool Area Update The Board updated the community on the status of reopening the pool area. No action was taken.

3. Homeowner Forum

4. Consent Calendar Resolution: A motion was made, seconded, and unanimously carried that the following Consent Calendar items be approved as presented.

A. May 2021 Financials Resolution: A motion was made, seconded, and unanimously carried that the financial statements and reconciled bank statements dated May 31, 2021 be ratified as presented, subject to audit/review by a CPA at fiscal year-end.

Total Operating Accounts	\$163,253.37
Total Reserve Accounts	\$1,766,931.80
Total Assets	\$1,934,089.93

B. General Session Minutes Resolution: A motion was made, seconded, and unanimously carried that the General Session minutes dated May 24, 2021 be approved as presented.

C. Expense Items for Ratification

Resolution: A motion was made, seconded, and unanimously carried that the Board ratify the following bids that were approved by the Board President outside of a Board meeting due to emergencies:

- SoCal Builders repaired the wrought iron fence at the pool area for a total cost of \$2,057.00.
- SoCal Builders installed two posts and repaired gate system for a total cost of \$567.00.
- BrightView excavated a tree root ball at the pool area for a total cost of \$1,130.00.

5. Committee Reports

A. Landscape Committee Report

Resolution: A motion was made, seconded, and unanimously carried that RGS be approved to use EcoMight-Pro to replace Roundup.

Resolution: A motion was made, seconded, and unanimously carried that Brightview be approved to crown reduce one pine tree for a total cost of \$450.00, contingent upon confirmation that Marina Vista HOA will split the cost with Sea Ridge HOA.

Resolution: A motion was made, seconded, and unanimously carried that RGS submitted be approved to infill the slope in front of 24502 Sandpiper for a total cost of \$343.48.

Resolution: A motion was made, seconded, and unanimously carried that RGS be approved to infill the planter next to 24661 Sunrise for a total cost of \$205.91.

Resolution: A motion was made, seconded, and unanimously carried that RGS be approved to replace the flat drain covers to atrium behind 33555 Seagull for a total cost not to exceed \$251.63. The Landscape Committee was directed to ask RGS for a discount.

B. Architectural Committee Report

Resolution: A motion was made, seconded, and unanimously carried that the Architectural Committee minutes dated May 27, 2021, June 3, 2021, and June 15, 2021 be approved as presented.

C. Re-Pipe Committee

There was no discussion held.

D. Construction/Maintenance Committee

There was no discussion held.

6. Unfinished Business

A. Dalinghaus Construction Report

This topic was tabled pending receipt and review of Petra Geoscience's geotechnical evaluation report regarding localized distress at 24666, 24672, and 24767 Moonring.

B. Community Wide Wood Repairs

This topic was tabled so the Construction/Maintenance Committee and the Board can decide how they want to phase the project out.

C. DCSE The Board reviewed the bids submitted by EmpireWorks and Shields Building Service. This topic was tabled to the next meeting pending receipt and review of the bid submitted by Anchored Construction.

7. New Business

A. CD Investment This topic was tabled.

B. Parking Committee Resolution: A motion was made, seconded, and unanimously carried that the Board approve creating a Parking Committee and that David Kurian be appointed to the Committee as the Committee Chairmen. Management was directed to add this topic to the next agenda to appoint other members that express written interest.

C. Website This topic was tabled to a special executive meeting to be determined to review the design of proposed website from Director Minton.

D. Newsletters Resolution: A motion was made, seconded, and unanimously carried that the Board continue disseminating quarterly newsletters.

E. Holiday Lighting Resolution: A motion was made, seconded, and unanimously carried that Comet Lighting be approved to install holiday lighting for a total cost of \$250.00.

F. Homeowner Correspondence The Board deferred the parking permit request submitted by 24716 Dana Point to the Parking Committee and approved safe listing her vehicles for an additional 30 days.

Management was directed to obtain a proposal to replace the pool signs.

8. Next Meeting The next Board of Directors meeting and Annual Meeting are scheduled for **Monday, July 19, 2021** at the community clubhouse or via video conference if COVID-19 orders are still in effect. Executive Session starts at 5:00 p.m., General Session starts at 6:00 p.m.

9. Adjournment There being no further business to come before the Board in General Session, the meeting was adjourned at 7:25 p.m.

Certificate of Authenticity

I, _____, hereby certify that the foregoing is a true and correct copy of the General Session minutes of the Board of Directors held on the above date.

Printed Name Title Signature Date