Sea Ridge Condominium Association
Board of Directors Meeting Minutes
August 16, 2017

Upon due notice, given and received, the Board of Directors of the Sea Ridge Condominium Association held a Board of Directors Meeting on Wednesday, August 16, 2017 at the Sea Ridge Clubhouse, 24641 Evening Star Drive, Dana Point, California. The Meeting was called to order at 6:30 p.m., with a quorum of Directors present.

Directors Present

Denise Erkeneff, President
Joe Mack, Vice President
Phil Martinez, Secretary
Steve D' Arca, Member at Large

Directors Absent

Karen Card, Treasurer

Also Attending

Sabrina Davoodian, Accell Property Management
Seven (7) Homeowners

Executive Session Meeting Topics

Executive Session

In accordance with California Civil Code Section 4935(e), the Board of Directors notes that the following topics were discussed during an Executive Session Meeting held on August 16, 2017:

1. Approval of the July 19, 2017 Executive Session Meeting Minutes
2. Review of delinquent accounts
3. Review of a late fee waiver request
4. Review of landscape contracts
5. Approval of sewer lines repairs and loss reimbursement
6. Review of Petra Geosciences services

The foregoing resolution is executed pursuant to the general consent of the Board of Directors.

Homeowner Open Forum

Open Forum

In accordance with California Civil Code, Section 4925 (b), homeowners present are given the opportunity to address the Board of Directors. There were seven (7) homeowners present during Open Forum. The following topics were discussed: rabbit

activity and patrol services.

Minutes

The Board of Directors reviewed the Minutes from the July 19, 2017 Board of Directors Meeting. Following discussion, a motion was made by Joe Mack and seconded by Denise Erkeneff to approve the Minutes as presented. The motion carried unanimously.

Minutes

Architectural Committee Report

Pat Redden, Architectural Committee Co-Chairmen, provided an overview of the recent applications reviewed at the Architectural Committee Meeting held on August 7, 2017.

Architectural Committee Report

Landscape Committee Report

Rosemarie Allaire-Bosson provided an overview of the landscape concerns recently reported to the Landscape Committee for evaluation at the July 27, 2017 walk-through. It was recommended that the Association include landscape documents on the web site.

Landscape Committee Report

Consent Calendar

The Board of Directors reviewed the Lien Authorization Consent Calendar for account #A1630001305001. Following discussion, it was the general consent of the Board of Directors to approve the Consent Calendar as presented.

Lien Authorization

Maintenance & Service Proposals

The Board of Directors reviewed the four (4) proposals solicited by Du Mont Engineering for soil engineering of the pool area slope. Following discussion, a motion was made by Joe Mack and seconded by Denise Erkeneff to approve the proposal presented by Applied Geotechnical at a cost three thousand, four hundred seventy-seven dollars and sixty cents ($3,477.60), contingent upon contract review by legal counsel. The motion carried unanimously.

Soil Engineering

The Board of Directors had a discussion regarding the pool heater schedule. Following discussion, it was the general consent of the Board of Directors to table this matter until the September meeting to allow time for the Membership to provide their feedback, which was solicited via the recent Input Forms.

Pool Heater

The Board of Directors had a discussion regarding the addition of a parking stall on Morning Star Lane. Following discussion, it was the general consent of the Board of Directors to table this matter until Orange County Fire Authority can assess the community's parking program to advise where stalls can be added and if any stalls

Parking Stalls

violate Vehicle Code.

Administrative and Operating Requests and Actions

Ad-Hoc Gating and Security Committee

The Board of Directors had a discussion regarding the charter of an Ad-Hoc Committee to look into the gating of the development. Following discussion, a motion was made by Denise Erkeneff and seconded by Joe Mack to charter an Ad-Hoc Security and Gating Committee with Larry Kounalis, 33572 Seawind Court, appointed as Chairman and Bruce Schell, 33666 Discovery Drive, appointed as Member. The motion carried unanimously.

Project Calendar

The Board of Directors reviewed the 2017 Project Calendar. Following discussion, no further action was taken.

Communication Worksheet

The Board of Directors reviewed the Communication Worksheet. Following discussion, no further action was taken.

33574 Seawind

The Board of Directors reviewed correspondence submitted by Schindler, 33574 Seawind Court, requesting the addition of a gate to her patio fencing to comply with City Code. Following discussion, a motion was made by Denise Erkeneff and seconded by Joe Mack to deny the request due to the fact the patio of the unit had been modified and enclosed without architectural approval; furthermore, the Homeowner was requested to either return the patio fencing to its original condition or submit an architectural application for post-installation approval. The motion carried unanimously.

24722 Morning Star

The Board of Directors reviewed correspondence submitted by Coulter, 24722 Morning Star Lane, requesting a copy of the geotechnical findings for her unit prepared by Petra Geosciences. Following discussion, it was the general consent of the Board of Directors to forward the request to legal counsel to prepare a response.

Architectural Matters

Architectural Committee Minutes

The Board of Directors reviewed the Minutes from the August 7, 2017 Architectural Committee Meeting. Following discussion, a motion was made by Denise Erkeneff and seconded by Phil Martinez to approve the Minutes as presented. The motion carried unanimously.

Financial Action

Edward Jones

The Board of Directors reviewed investment recommendations submitted by Edward Jones for Certificates of Deposit. Following discussion, it was the general consent of the Board of Directors to table this matter until the September meeting, so the Treasurer

may be present to advise on the investment of funds exceeding the FDIC insurance limit.

Financials

Financials

The Board of Directors reviewed the Financial Statements for the period ending July 31, 2017. Following discussion, a motion was made by Denise Erkeneff and seconded by Joe Mack to approve the Financial Statements as presented, subject to audit. The motion carried unanimously

Adjournment

Adjournment

There being no further business to come before the Board in General Session, it was the general consent of the Board of Directors to adjourn the Meeting at 7:10 p.m.

Attest

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President **Secretary**