

Sea Ridge Condominium Association
Monday, January 23rd, 2023 | 6:00 p.m.
General Session Minutes

1. Call to Order	The Board of Directors General Session Meeting was called to order at 6:02 p.m. by Board President Steve 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.
Directors Present	Steven Sandborg, President Roger Ostergaard, Vice President David Duro, Treasurer Steven Padula, Secretary
Directors Absent	None
Seabreeze Management Company, Inc.	Bradley Collins, Senior Community Manager, CMCA
2. Executive Session Meeting	An Executive Session meeting was held prior to the General Session to discuss matters related to member discipline, member delinquency, 3rd party contracts, personnel issues, and/or approval of prior Executive Session minutes.
3. Community Reports	
A. Management Reports	The Board of Directors reviewed the reports produced by management.
B. Landscape Committee	The Landscape Committee provided an update at the meeting.
i. Proposals	Resolution: Management was asked to approve the monument rendering, and to ask Gothic Landscape for updated materials and labor costs for SCWD proposals #1 and #2.
C. Architectural Committee	The Architectural Committee provided an update at the meeting.
i. Paint and Garage Door Colors	Resolution: A motion was made (Sandborg) seconded (Padula) and unanimously carried to approve the Architectural Rules updates for garage door colors, front door colors, and stair tread color.
D. Maintenance Committee	The Maintenance Committee provided an update at the meeting.
i. Change Order Approval	Resolution: Change Orders #13 and #15 were tabled pending further review.
E. Parking Committee	The Parking Committee provided an update at the meeting.
F. Finance Committee	The Treasurer provided a summary of the current financials and any items for Board consideration.

i. Strongroom Approvers	Resolution: A motion was made (Padula) seconded (Sandborg) and unanimously carried to approve David Duro as a Strongroom approver and to move Roger Ostergaard to reviewer.																					
4. Consent Calendar																						
A. Financial Statements	Resolution: A motion was made (Sandborg) seconded (Padula) and unanimously carried that the financial statements and reconciled bank statements dated December 31st, 2022 be ratified as presented, subject to audit/review by a CPA at fiscal year-end. These financial statements were reviewed by the Board of Directors within the timeframes required by California Civil Code and the Association’s governing documents.																					
B. General Session Minutes	Resolution: A motion was made (Sandborg) seconded (Padula) and unanimously carried that the General Session minutes dated December 19th, 2022 be approved as presented.																					
C. Expense Items for Ratification	<p>Resolution: A motion was made (Padula) seconded (Duro) and unanimously carried to approve the following items for ratification:</p> <table border="1" data-bbox="451 741 1248 1167"> <thead> <tr> <th>Item/Vendor</th> <th>Source/Reason</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Gothic Landscape</td> <td>Hard Pruning of Acacia – 24462 Moonfire</td> <td>\$1,135</td> </tr> <tr> <td>Gothic Landscape</td> <td>Mainline Irrigation Line Repair – 24492 Moonfire Drive</td> <td>\$635.27</td> </tr> <tr> <td>Fontaine Roofing</td> <td>Repairs to Roof – 24682 Evening Star</td> <td>\$2,518</td> </tr> <tr> <td>Fontaine Roofing</td> <td>Repairs to Roof – 33565 Sea Gull Court</td> <td>\$3,779</td> </tr> <tr> <td>EmpireWorks</td> <td>Stair Tread Color – Grey</td> <td>N/A</td> </tr> <tr> <td></td> <td>TOTAL:</td> <td>\$8,067.27 (Operating)</td> </tr> </tbody> </table>	Item/Vendor	Source/Reason	Cost	Gothic Landscape	Hard Pruning of Acacia – 24462 Moonfire	\$1,135	Gothic Landscape	Mainline Irrigation Line Repair – 24492 Moonfire Drive	\$635.27	Fontaine Roofing	Repairs to Roof – 24682 Evening Star	\$2,518	Fontaine Roofing	Repairs to Roof – 33565 Sea Gull Court	\$3,779	EmpireWorks	Stair Tread Color – Grey	N/A		TOTAL:	\$8,067.27 (Operating)
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5. New Business																						
A. Homeowner Requests	<p>Resolution: The Board of Directors opted to deny the request to review Earthquake insurance.</p> <p>Resolution: Management was instructed to have Brightview, and Gothic Landscape provide their recommendation for these trees, and report back to the Board of Directors.</p>																					
6. Next Meeting	The next Board of Directors meeting is scheduled for Monday, February 27th, 2023 at 24641 Evening Star Drive, Dana Point, CA 92629 and Via Zoom Teleconference. Executive Session starts at 5:00 p.m. with General Session to follow.																					
7. Adjournment	There being no further business to come before the Board in General Session, the meeting was adjourned at 7:23 p.m. by Board President Steve Sandborg.																					

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
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