

Sea Ridge Condominium Association
Monday, January 24th, 2022 | 6:00 p.m.
General Session Minutes

1. Call to Order The Board of Directors General Session Meeting was called to order at 6:07 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.

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

Directors Absent Scott Minton, Vice President

Seabreeze Management Company, Inc. Bradley Collins, Community Manager

2. Management Reports The following items produced by management were presented to the Board of Directors:

1. Action List
2. Annual Calendar
3. Work Order Report

3. Consent Calendar **Resolution:** A motion was made (Sandborg), seconded (Collins), and unanimously carried to approve items 3A, 3B, and 3C be approved as presented.

A. Financial Statements **Resolution:** A motion was made (Sandborg), seconded (Collins), and unanimously carried that the financial statements and reconciled bank statements dated **December 31st, 2021** be ratified as presented, subject to audit/review by a CPA at fiscal year-end.

Total Operating Accounts	\$43,822.76
Total Reserve Accounts	\$1,881,304.31
Total Assets	\$1,929,032.60

B. General Session Minutes **Resolution:** A motion was made (Sandborg), seconded (Collins), and unanimously carried that the General Session minutes dated December 20th, 2021 be approved as presented.

C. Expense Items for Ratification **Resolution:** A motion was made (Sandborg), seconded (Collins), and unanimously carried that ratified expenses totaling \$16,147.39 be approved as presented.

4. Committee Reports

A. Landscape Committee Report **Resolution:** A motion was made (Sandborg), seconded (Cesare), and unanimously carried to approve proposal 64511 for \$426 and for the Landscape Committee to begin deliberating on taking the landscape contract out to bid.

- B. Architectural Committee Report** **Resolution:** A motion was made (Sandborg), seconded (Collins), and unanimously carried that the Architectural Committee minutes dated December 7th, 2021, and January 8th, 2022 be approved as presented.
- C. Construction/Maintenance Committee** The Construction/Maintenance Committee provided an update at the meeting.
- D. Website Committee** **Resolution:** Management was directed to have the ad-hoc Website Committee comb through the current SeaRidge.info website to audit any documents or forms with old information and report back to management.
- E. Parking Committee** **Resolution:** Management was asked to replace the old parking rules on the website and in the Homeowner Handbook with the new ones, approved in October 2021 and ratified in November of 2021.

5. Unfinished Business

- A. Community Wide Wood Repairs – Discussion** Steve Padula provided the Board with an update to this project.
- B. Morning Star – Soils Engineering Report** **Resolution:** A motion was made (Ostergaard), seconded (Cesare), and unanimously carried that to inspect the soil of 24686, 24692, and 24696 Morning Star at an estimated fee of **\$4,370**.
- C. Shields – Gate Repairs** **Resolution:** Management was directed to obtain a legal opinion on this matter and tabled the matter for the time being.

6. New Business

- A. Reserve Study Bids** **Resolution:** A motion was made (Cesare), seconded (Sandborg), and unanimously carried to approve Advanced Reserve Solutions to perform the Reserve Study at a cost of \$750 for the 2022 – 2023 Reserve Study.
- B. 33566 Seawind Ct - Drain Repair** **Resolution:** A motion was made (Sandborg), seconded (Cesare), and unanimously carried to approve this repair at a cost of **\$3,650**.
- C. Reimbursement Request** **Resolution:** This item was tabled so that the association may discuss with Repipe1 on the matter.

7. Next Meeting

The next Board of Directors meeting are scheduled for **Monday, February 21st, 2022**, either via Zoom Teleconference or at the community clubhouse. Executive Session starts at 5:00 p.m., General Session starts at 6:00 p.m.

8. Adjournment

There being no further business to come before the Board in General Session, the meeting was adjourned at 7:39 p.m. by Board President Steven 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