

**Sea Ridge Condominium Association  
Board of Directors Meeting  
General Session Minutes**

<b>1. Call to Order</b>	The Board of Directors General Session Meeting was called to order at 6:06 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.
<b>Directors Present</b>	Steven Sandborg, President Scott Minton, Vice President Rick Collins, Secretary Steven Padula, Director at Large
<b>Directors Absent</b>	Roger Ostergaard, Treasurer
<b>Seabreeze Management Company, Inc.</b>	Bradley Collins, Community Manager
<b>2. Executive Session Meeting</b>	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.
<b>3. Community Reports</b>	
<b>A. Management Reports</b>	Management provided a summary of items related to the following:  1. Action List 2. Annual Calendar 3. Workorder Report
<b>B. Landscape Reports</b>	The Landscape Committee provided an update at the meeting.
<b>i. Proposals</b>	<b>Resolution:</b> No action was taken.
<b>ii. Irrigation Controllers, New Monument Design, Optiflow, Overseeding</b>	<b>Resolution:</b> No action was taken.
<b>C. Architectural Committee</b>	The Architectural Committee provided an update at the meeting.
<b>i. 33642 Walkabout Lane</b>	<b>Resolution:</b> No action was taken.
<b>D. Construction/Maintenance Committee</b>	The Construction/Maintenance Committee provided an update at the meeting.

<p><b>i. Community Map</b></p>	<p><b>Resolution:</b> Management was asked to eblast the community map and project start date to the membership.</p> <p><b>Resolution:</b> A motion (Collins) to approve the community’s garage door color to Extra White, contingent upon a plan for the Board to establish within the Architectural Guidelines failed.</p>
<p><b>E. Parking Committee</b></p>	<p><b>Resolution:</b> A motion was made (Sandborg) seconded (Minton) and unanimously carried to approve all of the items for a rule change presented by the Parking Committee.</p>
<p><b>F. Finance Committee</b></p>	<p><b>Resolution:</b> No action was taken. Treasurer was not present.</p>
<p><b>4. Consent Calendar</b></p>	
<p><b>A. Financial Statements</b></p>	<p><b>Resolution:</b> A motion was made (Sandborg) seconded (Minton) and unanimously carried that the financial statements and reconciled bank statements dated <b>September 30<sup>th</sup>, 2022</b> 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.</p>
<p><b>B. General Session Minutes</b></p>	<p><b>Resolution:</b> A motion was made (Padula) seconded (Minton) and unanimously carried that the General Session minutes dated <b>September 19<sup>th</sup>, 2022</b> be approved as presented.</p>
<p><b>C. Expense Items for Ratification</b></p>	<p><b>Resolution:</b> A motion was made (Sandborg) seconded (Minton) and unanimously carried to approve ratification items totaling <b>\$5,122.50</b> in Operating, and <b>\$33,542</b> in Reserve Expenditures.</p> <p><b>Resolution:</b> A motion was made (Sandborg) seconded (Minton) and unanimously carried to approve Change order 9-R1 totaling <b>\$13,163</b> to Reserves for association gate painting and refurbishment.</p>
<p><b>5. Unfinished Business</b></p>	
<p><b>A. Electrical Plug Installation for Landscape Chargers</b></p>	<p><b>Resolution:</b> A motion was made (Padula) seconded (Sandborg) and unanimously carried to approve DLE Lighting to install a charging station at a cost of <b>\$1,175</b>.</p>
<p><b>B. Scott English Plumbing – 24732 Seacall Way Root Intrusion</b></p>	<p><b>Resolution:</b> A motion was made (Padula) seconded (Sandborg) and unanimously carried to approve Scott English to make the root intrusion repair, contingent upon it being placed on the priority list.</p>
<p><b>6. New Business</b></p>	
<p><b>A. Annual Roof Maintenance – Bids</b></p>	<p><b>Resolution:</b> Management was asked to inquire if Fontaine can match the pricing of Roofing Standards, and if so, approve the work to be completed.</p>

**7. Next Meeting**

The next Board of Directors meeting is scheduled for Monday, **November 21st, 2022** at 24641 Evening Star Drive, Dana Point, CA 92629. Executive Session starts at 5:00 p.m. with the Annual Meeting to follow.

**8. Adjournment**

There being no further business to come before the Board in General Session, the meeting was adjourned at 7:46 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