

Sea Ridge Condominium Association
Monday, December 19th, 2022 | 6:00 p.m.
General Session Minutes

1. Call to Order	The Board of Directors General Session Meeting was called to order at 6:10 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 – Via Zoom Teleconference Steven Padula, Secretary – Via Zoom Teleconference
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. Board Orientation	
A. Board of Directors – Appointment	<p>Resolution: A motion was made (Sandborg), seconded (Padula) and unanimously carried to appoint David Duro to the Board of Directors.</p> <p>Resolution: The Board of Directors motioned to accept the resignation of Rick Collins from the Board of Directors.</p> <p>Resolution: A motion was made (Ostergaard) seconded (Sandborg) and unanimously carried for the officers to take their 2023 positions as follows:</p> <ul style="list-style-type: none"> - President: Steve Sandborg - Vice President: Roger Ostergaard - Treasurer: David Duro - Secretary: Steve Padula - Director at Large: Vacant
4. Community Reports	
A. Management Reports	Management provided a summary of items related to the following: <ol style="list-style-type: none"> 1. Action List 2. Annual Calendar 3. Workorder Report
B. Landscape Committee	The Landscape Committee provided an update at the meeting.
C. Architectural Committee	The Architectural Committee provided an update at the meeting.

	Resolution: A motion was made (Sandborg) seconded (Ostergaard) and unanimously carried that the Architectural meeting minutes dated December 6th, 2022 , be approved as presented.
D. Maintenance Committee	The Maintenance Committee provided an update at the meeting.
E. Parking Committee	The Parking Committee did not provide an update at this meeting.
F. Finance Committee	The former Treasurer provided a summary of the current financials and any items for Board consideration.
i. Investment Recommendations	Resolution: A motion was made (Sandborg) seconded (Ostergaard) and unanimously carried to approve the recommended ladder from Merrill Lynch for investments in CD's over a 1-year span, totaling \$800,000.
5. Consent Calendar	
A. Financial Statements	Resolution: A motion was made (Sandborg) seconded (Ostergaard) and unanimously carried that the financial statements and reconciled bank statements dated November 30th, 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 (Ostergaard) seconded (Sandborg) and unanimously carried that the General Session minutes dated November 21st, 2022 be approved as presented.
C. Expense Items for Ratification	Resolution: A motion was made (Ostergaard) seconded (Sandborg) and unanimously carried to approve ratification items totaling \$1,926.18 .
6. Unfinished Business	
A. Fencing Proposals	Resolution: This item was tabled to the Action List.
B. 2022 Audit	Resolution: A motion was made (Sandborg) seconded (Ostergaard) and unanimously carried to approve the draft 2022 audit for final review stipulated that the noted discrepancy on item 24 be removed in the final audit.
7. New Business	
A. Roofing Maintenance – Multiple Residences	<p>Resolution: A motion was made (Ostergaard) seconded (Sandborg) and unanimously carried to send 33642 Walkabout instructions on monitoring the staining on the beam and to have Scott English repair the vent pipe.</p> <p>Resolution: A motion was made (Ostergaard) seconded (Sandborg) and unanimously carried to approve Fontaine Roofing's proposal for 24536 Sandpiper totaling \$1,198.</p> <p>Resolution: A motion was made (Ostergaard) seconded (Sandborg) and unanimously carried to approve Fontaine Roofing's proposal for 33532 Seawind totaling \$2,396.</p>

B. Pool, Spa Heater Annual Cleanout	Resolution: A motion was made (Padula) seconded (Sandborg) and unanimously carried to approve the four proposals from Blue Balance to perform annual cleanout maintenance on the system, totaling \$2,276.96 .
8. Next Meeting	The next Board of Directors meeting is scheduled for Monday, January 23rd, 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.
9. Adjournment	There being no further business to come before the Board in General Session, the meeting was adjourned at 7:15 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