

**Sea Ridge Condominium Association**  
**24641 Evening Star Drive, Dana Point, CA, 92629**  
**Monday, May 23rd, 2022 | 6:00 p.m.**  
**General Session Minutes**

- 1. Call to Order** The Board of Directors General Session Meeting was called to order at 6:05 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  
Scott Minton, Vice President  
Roger Ostergaard, Treasurer  
Steven Padula, Director at Large  
Rick Collins, Secretary
- Directors Absent** None
- Seabreeze Management Company, Inc.** Bradley Collins, Community Manager  
Janet Salmon, Director of Community Management, AMS, CMCA, CDI
- 3. 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
- 4. Consent Calendar**
- A. Financial Statements and Treasurer's Report** **Resolution:** A motion was made (Sandborg), seconded (Padula), and unanimously carried that the financial statements and reconciled bank statements dated **April 30<sup>th</sup>, 2022**, be ratified as presented, subject to audit/review by a CPA at fiscal year-end.
- B. General Session Minutes** **Resolution:** A motion was made (Sandborg), seconded (Padula), and unanimously carried that the General Session minutes dated **April 26<sup>th</sup>, 2022**, be approved as presented.
- C. Expense Items for Ratification** **Resolution:** A motion was made (Sandborg), seconded (Padula), and unanimously carried that ratification items totaling **\$15,182.67** be approved.
- 5. Committee Reports**
- A. Landscape Committee Report** The Landscape Committee will provide an update at the meeting. **RGS monthly report** is attached.
- i. Vendor Selection Discussion** **Resolution:** No action was taken. Management to set up interviews on June 2<sup>nd</sup>.

**B. Architectural Committee Report**      **Resolution:** A motion was made (Sandborg), seconded (Ostergaard), and unanimously carried that the Architectural Committee minutes dated **May 5th, 2022**, be approved as presented.

**i. Architectural Standards Discussion**      **Resolution:** No action was taken. Management to send the Architectural Standards to the Board for review.

**C. Construction/Maintenance Committee**      The Construction/Maintenance Committee provided an update at the meeting.

**i. Paint Colors - Discussion**      **Resolution:** A motion was made (Sandborg), seconded (Padula), and unanimously carried to select Morris Room Gray, Mindful Gray, and Pewter as Scheme 1. Ellie Gray, Jubilee, and Morris Room Gray for Scheme 2, and Ellie Gray, Oyster Bay, and Morris Room Gray for Scheme 3. Management to prepare a community survey for homeowner input.

**D. Parking Committee**      Dave Kurian of the Parking Committee provided an update regarding the current parking program.

## 6. Unfinished Business

**A. Board of Director Seats**      **Resolution:** A motion was made (Collins), seconded (Sandborg), and unanimously carried for each Director to take the following positions:

- Steve Sandborg – President
- Scott Minton – Vice President
- Roger Ostergaard – Treasurer
- Rick Collins – Secretary
- Steve Padula – Member at Large

**B. 2022 – 2023 Budget**      **Resolution:** A motion was made (Padula) seconded (Collins) and carried with majority (Ostergaard abstained) to accept the 2022-23 Budget as prepared.

**C. Reserve Study Report 2022-2023**      **Resolution:** A motion was made (Sandborg), seconded (Ostergaard), and unanimously carried to accept the May 19<sup>th</sup> version of the Reserve Study.

**D. Tree Pruning Request – Morning Star**      **Resolution:** A motion was made (Padula), seconded (Sandborg), and unanimously carried to deny the request for trimming and defer this to the Winter Tree Trimming schedule.

## 7. New Business

**A. Community-Wide Hydrojetting Service – Scott English Plumbing**      **Resolution:** A motion was made (Padula), seconded (Sandborg), and unanimously carried to allow Scott English Plumbing to perform community-wide hydrojetting at a cost of **\$19,548**.

**Recommendation:** Board Discussion and decision.

**B. FHA Renewal**      **Resolution:** A motion was made (Padula), seconded (Ostergaard), and unanimously carried to approve the proposal from FHA review to renew the FHA Approved Status for **\$795** for 10/31/2022 – 10/31/2023.

**C. Homeowner Requests**      **Resolution:** Management to prepare an eblast with the reminders for dryer vents, heater systems, and Carbon Monoxide batteries.

**8. Next Meeting**      The next Board of Directors meeting are scheduled for **Monday, June 20th, 2022**, at the community clubhouse. Executive Session starts at 5:00 p.m., General Session starts at 6:00 p.m.

**9. Adjournment**      There being no further business to come before the Board in General Session, the meeting was adjourned at 7:28 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.

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Printed Name	Title	Signature	Date
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