

Sea Ridge Condominium Association
Monday, July 18th, 2022 | 6:00 p.m.
General Session Meeting Minutes

1. Call to Order	The Board of Directors General Session Meeting was called to order at 6:05 p.m. by Board Vice President Scott Minton. 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	Scott Minton, Vice President Roger Ostergaard, Treasurer Steven Padula, Director at Large Rick Collins, Secretary
Directors Absent	Steven Sandborg, President
Seabreeze Management Company, Inc.	Bradley Collins, Community Manager
3. 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 Reports	The Landscape Committee provided an update at the meeting.
C. Architectural Committee	<p>Resolution: A motion was made (Collins), seconded (Minton), and unanimously carried that the Architectural Committee minutes dated June 28th, 2022 be approved as presented with the following changes:</p> <ul style="list-style-type: none"> - Management to send the items pertaining to 24502 Moonfire and 24666 Moonfire for consideration of violations. <p>Resolution: A motion was made (Collins), seconded (Minton), and unanimously carried that Director Steven Padula be elected Chairman of the Architectural Committee with the following stipulations:</p> <ul style="list-style-type: none"> - All correspondence to be sent digitally via the committee, and - Limited attendance by Director Padula at in-person Architectural Meetings.
1. ARC Standards Review	Resolution: Management was instructed to place this item on the Action List until further notice.

<p>D. Construction/Maintenance Committee</p>	<p>The Construction/Maintenance Committee provided an update at the meeting.</p> <p>Resolution: A motion was made (Collins), seconded (Minton), and unanimously carried to approve Change Order #2 for \$16,012, Change Order #3 for \$12,639, Change Order #4 for \$2,450, and Change Order #5 for \$4,290.</p>
<p>i. Paint Colors - Discussion</p>	<p>A motion was made (Collins), seconded (Padula) and unanimously carried to select Scheme A as the new paint scheme for the community.</p>
<p>E. Parking Committee</p>	<p>The Parking Committee provided an update at the meeting.</p>
<p>F. Treasurer's Report</p>	<p>The Treasurer provided a summary of the current financials.</p>
<p>4. Consent Calendar</p>	
<p>A. Financial Statements</p>	<p>Resolution: A motion was made (Padula), seconded (Minton), and unanimously carried that the financial statements and reconciled bank statements dated June 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.</p>
<p>i. Investment Recommendations</p>	<p>Resolution: This item was tabled for consideration of the new Finance Committee.</p>
<p>B. General Session Minutes</p>	<p>Resolution: A motion was made (Padula), seconded (Minton), and unanimously carried that That the General Session minutes dated June 23rd, 2022 be approved as presented.</p>
<p>C. Expense Items for Ratification</p>	<p>Resolution: A motion was made (Ostergaard), seconded (Minton), and unanimously carried to ratify expense items totaling \$1,658.05</p>
<p>5. Unfinished Business</p>	
<p>A. Records Retention and Online Digital Storage</p>	<p>Resolution: This item was tabled to revive the old website proposals by Director Minton.</p>
<p>6. New Business</p>	
<p>A. Lighting Repair Issue – Morning Star Lane</p>	<p>Resolution: This item was tabled to research alternative options as provided by a homeowner with SDGE and Edison.</p>
<p>B. Concrete Repair – 24696 Morning Star Lane</p>	<p>Resolution: This item was tabled to obtain alternative bids.</p>

C. Stucco Removal and Deck Repairs – 24542 Sandpiper	Resolution: A motion was made (Padula), seconded (Ostergaard), and unanimously carried to allow Empireworks to remove stucco and repair the decking underneath at a cost of \$13,946.
D. Comet Lighting – Holiday Lighting	Resolution: A motion was made (Padula), seconded (Collins), and unanimously carried to approve Comet to install holiday lighting at a cost of \$375.
E. Termite Program Proposals	Resolution: This item was tabled until a budget for this project can be determined.
F. 24722 Evening Star – Cleanout Repair	Resolution: A motion was made (Collins), seconded (Padula), and unanimously carried to approve the cost to repair at \$8,720.15 pending Director Minton meeting with the vendor before performing the work.
7. Next Meeting	The next Board of Directors meeting is scheduled for Monday, August 15th, 2022 at 24641 Evening Star Drive, Dana Point, CA 92629. Executive Session starts at 5:00 p.m. with the General Session to follow.
8. Adjournment	There being no further business to come before the Board in General Session, the meeting was adjourned at 7:35 p.m. by Board Vice President Scott Minton.

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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