

**SURFCREST ONE INC. HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES OF February 22, 2018
A California Non-Profit, Mutual Benefit Corporation**

NOTICE TO THE MEMBERSHIP: Upon due notice given by way of monthly billing and posted 4 days in advance in the pool courtyard kiosk, the General Session of the Surfcrest One Board of Directors was held at the HB Central Library, Lower Level.

DIRECTORS/MGMT Steve May..... President
 Dan Stepanian..... Vice President
 Tom Sizlo..... Treasurer
~~Mike Antonopoulos..... Secretary - absent~~ **NONE**
 Open..... Member at Large

Becky Seifert..... Golden West Property

CALL TO ORDER: A quorum of Board Members being present, the General Session of the Surfcrest One Inc. Homeowners Association was called to order at 6:38 pm – after roll call was taken.

HOMEOWNERS FORUM: In accordance with the State Statute, the homeowners were given an opportunity to address the Board of Directors.

Homeowners Present

Linda Cleary – discussed community emails, number of renters in the community, number of delinquent owners, and date material being sent out to owners.

Directors Profile & Code of Conduct Documents

These documents were placed in the management report for quick reference and retention.

DIRECTORS BUSINESS: Approval of the January 25, 2018 General Session Meeting Minutes
 A motion was made, seconded, and carried to approve the January 25, 2018 General Session Meeting Minutes.

FINANCIAL MATTERS: Approval of the January 2018 Financial Reports
 A motion was made, seconded, and carried to approve the January 2018 Financial Report as submitted, subject to audit review.
 The Board also reviewed the Supplemental Budget Comparison Report for January 2018.

VANDERPOL AUDIT A motion was made, seconded and carried to approve the Draft Audit as presented by VanDerVol and Associates, dated February 5, 2018.

MAINTENANCE

KELLY BID The Board tabled further review of the Kelly Fire Protection proposal until additional information could be obtained through the city of Huntington Beach. Steve May will be confer with officials at the Huntington Beach Fire Department for clarification of Title 25 Section 5.1 and 5.2, which deal with requirements for inspection of interior fire sprinklers in a residential home.

ARCHITECTURAL GATE REPAIRS Management was directed to resend Letter of Responsibility to balance of owners who have not responded to management’s original letter for repairs to gates and fences in exclusive use areas.

FAHEY WINDOWS A motion was made, seconded and carried to approve the architectural application for Fahey, for the installation of windows through the home with the standard window guideline stipulations.

**SURFCREST HOMEOWNERS ASSOCIATION
BOARD MEETING FEBRUARY 22, 2018
A Non-profit – Mutual Benefit Corporation**

page 2

pending

**KRAUSS
WATER HEATER**

A motion was made, seconded and carried to approve the request from owner Krauss for a tankless water heater with the stipulations:

submitted

- o City permit
- o Submittal of Architectural Application with neighbor Awareness completed.

WEBSITE

All communications for the website will be sent to management from Board President Steve May.

ADJOURNMENT:

A motion was duly made, seconded, and carried to adjourn the Surfcrest Corporation Homeowners Association General Session @ 7:10 PM.

HOA APPROVAL:

Steve May
President




Signature

**SECRETARY'S
CERTIFICATION**

I, Dan Stepanian, duly elected and Vice President acting as Secretary of the Surfcrest One Incorporated Homeowners Association, do hereby certify under penalty of perjury that the attached is a true and correct copy of the General Session Meeting held as approved by the Chairperson and President of the Association.

Dan Stepanian
Acting Executive Secretary



Signature

Date