

SURFCREST ONE INC. HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES OF APRIL 27, 2017
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 Corporation Board of Directors was held at the HB Central Library, Lower Level.

DIRECTORS/MGMT: Vanessa English Casella..... President
Dimitri Antonopoulos..... Vice President - absent
Ted Gotsch..... Treasurer
March Clark..... Secretary
Tom Sizlo..... *member at large* ~~Chief Merger Officer~~
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 6:33 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
Mike Antonopoulos – discussed budget observations,

CONSENT CALENDAR: Directors Profile & Code of Conduct Documents
These documents were placed in the management report for quick reference and retention.

MINUTES A motion was made, seconded and carried to approve the March 22, 2017, General Session Minutes, with corrections.

FINANCIAL MATTERS: Approval of the March 2017 Financial Reports
A motion was made, seconded, and carried to approve the March 2017 Financial Reports submitted, subject to audit.
The Board also reviewed the Supplemental Budget Comparison Report for April 2017.

DRAFT AUDIT A motion was made by Ted Gotsch, seconded by Tom Sizlo and carried to approve the draft audit as presented by VanDerPol. Management was directed to ask if VanDerPol could remove line item called “Due Replacement Fund” of \$23,065, which would be an internal audit only entry with no cash being moved or transferred. A copy of the email chain is attached to these minutes for clarifications.

Delinquencies: 2016
All delinquency matters are discussed in Executive Session on a case-by-case basis.

RESERVE STUDY Management will advise Foresight during the 2017-2018 study to remove “Due Replacement Fund

MAINTENANCE

FIRE EXTINGUISHER A motion was made by Ted Gotsch, seconded by Tom Sizlo and carried to approve the proposal from Fire Service Corp with a “Not To Exceed” \$1,300 to Replace twenty-six (26) refurbished 5lb extinguishers (including certification) at \$44.50 each. Management was directed to ask Fire Extinguishers the life expectance for refurbished extinguishers prior to sending the approved proposal.

**KELLY
FIRE**

A motion was made by Tom Sizlo, seconded by ^{MARK} ~~Mark~~ Clark and carried to authorized our manager Becky Seifert of Golden West Properties to sign the Kelly Fire repair list should the list be available prior to the May 18, 2017, Board meeting. The purpose of this authorizations is to start repairs as soon as possible as the Board doesn't want to hold up these repairs. Management will also send the Kelly Fire report to the Board for their review prior to management signing it.

ARCHITECTURAL

Management was directed to send to Board President Vanessa English Casella all violation letters prior to sending them to the owners.

Tom Sizlo will change the Architectural Change Form for the May meeting.

WEBSITE

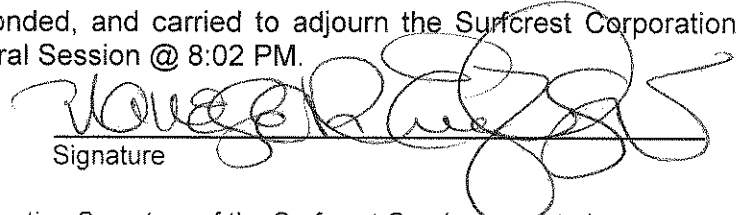
Dimitri Antonopoulos will be the Communication Rep.

ADJOURNMENT:

A motion was duly made, seconded, and carried to adjourn the Surfcrest Corporation Homeowners Association General Session @ 8:02 PM.

HOA APPROVAL:


VANESSA ENGLISH CASELLA
President


Signature

**SECRETARY'S
CERTIFICATE:**

I, Mark Clark, the duly elected and acting 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.

MARK CLARK
Executive Secretary


Signature

5-18-2017
Date