

**SURFCREST ONE INC. HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES OF JULY 26, 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  
Dan Stepanian..... Secretary  
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 6:30 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  
None

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

**DIRECTORS BUSINESS:** Approval of the May 24, 2018 General Session Meeting Minutes  
A motion was made, seconded, and carried to approve the May 24, 2018 General Session Meeting Minutes with additions.

**EXECUTIVE SESSION** In Executive Session collection matters and owner discipline matters were discussed. Architectural matters were discussed.

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

**MAINTENANCE**

**ARCHITECTURAL** A motion was made, seconded and carried to approve the architectural application from owner Stephan Polak, 19427 Surfset regarding patio remodel with the following stipulation that Board Member Tom Sizlo compare the working in progress with the written description on the architectural application. If both match, Tom Sizlo will sign off on the application and provide management with a copy of the approved document.


**ELITE TERMITE** A motion was made seconded and carried to approve the Elite Termite Proposal with the following stipulations:

- Management was directed to request a reduction of the annual cost.
- Add Ants and roaches to the contract
- Request that Elite list specific date for annual warrantee.

**LABARRE/OKSNEE** A motion was made, seconded and carried to approve the Annual Renewal policy as presented by LaBarre Oksnee.

**GUTTERS** A motion was made, seconded and carried to approve the action to move forward to install the ~~next set~~ of cooper gutters in the amount of \$17,000. <sup>with the remaining</sup>  
<sub>on building</sub>

**ADJOURNMENT:** A motion was duly made, seconded, and carried to adjourn the Surfcrest Corporation Homeowners Association General Session @ 7:33 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  
8/23/18  
Date