

SURFCREST ONE INC. HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES OF SEPTEMBER 27, 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 / Secretary
Tom Sizlo..... Treasurer
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 6:39 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

Vanessa English Casella – Questioned new ruling regarding inspections for asbestos in the walls prior to opening up walls for plumbing repairs. Post note: this new ruling only applies to construction prior to January 1986. As Surfcrest was build in the mid 90's this law does not apply

Directors Profile & Code of Conduct Documents

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

DIRECTORS BUSINESS:

Approval of the August 23, 2018 General Session Meeting Minutes

A motion was made, seconded, and carried to approve the August 23, 2018 General Session Meeting Minutes.

ELECTION RULES

A motion was made, seconded and carried to adopt the Election Rules.

EXECUTIVE SESSION

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

FINANCIAL

Approval of the August 2018 Financial Reports

A motion was made, seconded, and carried to approve the August 2018 Financial Report as submitted, subject to audit review.

The Board also reviewed the Supplemental Budget Comparison Report for August 2018.

2019 BUDGET

A motion was made, seconded and carried to approve the 2019 Budget with no increase in the assessments. Management will mail out the 2019 Budget 30 days prior to the end of the fiscal year.

RESERVE

A motion was made, seconded and carried to approve the proposed Reserve Study Analysis. Board member Tom Sizlo, will forward the approved proposed Reserve Study Analysis to Foresight.

MAINTENANCE

Insurance

Management was directed to place insurance letter on the October agenda that will be written by Board member Dan Stepanian.

ARCHITECTURAL

6252 Surfpoint A motion was made, seconded and carried to approve the architectural application for owner at 6252 Surfpoint for windows.

ADJOURNMENT: A motion was duly made, seconded, and carried to adjourn the Surfcrest Corporation Homeowners Association General Session @ 7:18 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 10/25/18