

**SURFCREST ONE INC. HOMEOWNERS ASSOCIATION**  
**GENERAL SESSION MEETING MINUTES OF OCTOBER 25, 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  
  
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  
Vanessa English Casella

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

**DIRECTORS BUSINESS:** Approval of the September 27, 2018 General Session Meeting Minutes  
A motion was made, seconded, and carried to approve the September 27, 2018 General Session Meeting Minutes with corrections.

**ELECTION** A motion was made seconded and carried to approve the Election Candidate Statement, Election Instructions and the ballot for the upcoming 2019 election.

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

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

**MAINTENANCE**

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

**ARCHITECTURAL**

**A/C** A motion was made, seconded and carried to approve the architectural application submitted by owner Daniel Fu, 6201 Surfpoint for an air conditioner with the following stipulations:

- A/C must be installed on the deck.
- Air conditioning lines must be run into the building immediately at the site of the patio unit.
- No installation can be attached to gutters/downspouts or run up the side of the building.

No wiring or plumbing can encroach into the common area.

**SURFCREST ONE HOMEOWNERS ASSOCIATION**  
**BOARD MEETING October 25, 2018**  
**A Non-profit – Mutual Benefit Corporation**

**ADJOURNMENT:** A motion was duly made, seconded, and carried to adjourn the Surfcrest Corporation Homeowners Association General Session @ 6:50 PM.

**HOA APPROVAL:** *Tom Seylo*  
~~Steve May~~ *[Signature]*  
President *[Signature]* 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]* Signature Date