

**SURFCREST TWO INCORPORATED HOMEOWNERS ASSOCIATION  
GENERAL SESSION MINUTES OF JANUARY 24, 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 within the community, the General Session of the Surfcrest Two Incorporated Board of Directors was held at the HB Central Library.

**DIRECTORS ATTENDANCE:** John Parodi..... President - absent  
Bob Herrera..... Vice President  
Gene Haberl..... Treasurer  
Linda Janesick.....Secretary  
Pam Nesseth..... Member at Large arrived at 5:15

**MGMT PRESENT:** Becky Seifert..... GWPM Inc. Absent

**CALL TO ORDER:** A quorum of directors being present, the Surfcrest Two Inc General Session meeting was called to order at 5:00 p.m. by Vice President Bob Herrera, upon completion of roll call.

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

Homeowners Present - None

Directors Profile & Code of Conduct Documents

These items are in the management report for quick reference and retention.

**ADMINISTRATIVE**

**MINUTES** A motion was made, seconded and carried to approve the Minutes of November 29, 2017.

A motion was made, seconded and carried to approve the Minutes of December 5, 2017, Continuation Meeting Minutes from November 29, 2017.

A motion was made, seconded and carried to approve the Minutes of December 19, 2017 Continuation meeting of November 29, 2017, and December 5, 2017.

Board member Pam Nesseth arrived at this point.

**HB LIBRARY CONTRACT** A motion was made, seconded and carried to approve the Huntington Beach Library Contract for January 2018 through December 2018 with the following changes:  
Negotiate with the Library the set-up fees.  
Inform the HB Library staff that Surf Two will only use 11 meeting but being charged for 12.

**MEETING TIME CHANGE** A motion was made by Pam Nesseth to move the Board meeting time to 6:00 to allow owners the opportunity to attend. The motion was not seconded and failed.

**EXECUTIVE  
SESSION  
RECAP**

The minutes of November 29, 2017 Executive Session Minutes were approved.  
Delinquent accounts were reviewed.  
Homeowner violations were discussed

**FINANCIAL  
MATTERS:**

Reviewed of the November 2017 Financial Report

A motion was made, seconded and carried that the Board review and approve, subject to audit review the financials of November 2017.

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**Delinquencies and Matter Therein**

All delinquency accounts are reviewed and discussed in Executive Session.

**RESERVE  
STUDY**

A motion was made, seconded and carried 3-1 to approve the reserve study as presented by RDA, with:

Note: The following items were requested to be part of the Minutes referencing page 54 of the reserve study – items that will be done in 2018.

- Decks to include seal / repair / resurfacing
- Painting – Stucco, wrought iron, and misc. metal, component replacement, edge metal, gutters and downspouts.
- Termite Control – Treatment.

• *Roofs* ←

**MAINTENANCE**

Action Item to communicate with owner on items that will be addressed this year.

**MAILBOX  
LABELING**

A motion was made, seconded and carried to approve label the mailbox cabinet door with building numbers.

**TENTING**

A motion was made by Pam Nesseth to tent more than one (1) building in 2018 per the recommendations from the Chem Free Termite Company. There was no second, the motion failed.

**ARCHITECTURAL  
VIOLATION**

Action Item to send owner letter regarding dish installation.

**ADJOURNMENT:**

A motion was made, seconded, and carried to adjourn the Board of Directors meeting of the Surfcrest Two Inc. Homeowners Association at 6:21 pm.

**APPROVED:**

*Gene Haber*  
~~Bob Herrera~~  
Vice President  
*Treasurer*

*Gene Haber*  
\_\_\_\_\_  
Signature  
4

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3

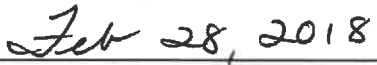
**SECRETARY'S  
CERTIFICATE:**

I, Linda Janesick, the duly elected and acting Secretary of the Surfcrest Two Inc. Homeowners Association, do hereby certify under penalty of perjury that the attached is a true and correct copy of the Minutes of the

General Session Meeting herein as approved by the Chairperson and/or President of the Association.

Linda Janesick  
Executive Secretary

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date