

SURFCREST TWO INCORPORATED HOMEOWNERS ASSOCIATION
GENERAL SESSION MINUTES OF NOVEMBER 28, 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:	Gary Hill.....	President
	Bob Herrera.....	Vice President
	The Board.....	Treasurer
	Susan Manson.....	Secretary
	Mike Sudolsky.....	Member at Large
	Vance Grosser.....	Member at Large Absent

MGMT PRESENT: Becky Selfert..... GWPM Inc.

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 President Gary Hill, 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

Topic of Discussion:
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 October 24, 2018, General Session Minutes.

MEETING ROOM Board was informed that Lake Park Clubhouse on 11th street would be the new location for monthly meeting starting January 2019. Management will process all paperwork and notify H.B Library Surf 2 will not renew their contract.

EXECUTIVE Delinquencies were reviewed.

FINANCIAL MATTERS: Reviewed of the October 2018 Financial Report

A motion was made, seconded and carried that the Board review and approve, subject to audit review the financials of October 2018.

MAINTENANCE – No issues

COMMITTEE REPORTS

ROOF – WSM has nearly completed the work on building #4 and will begin building #5 which is scheduled for completion by the end of the year.

DECKING - Deck work was completed by Brooker and Associates. Owners have reported they are pleased with the workmanship.

TERMITES 4 tenting proposals were presented to the Board. Management was directed to ask the HOA's termite company to match the lowest bid. The Board would like to tent the first building in January.

ARC A motion was made, seconded and carried to approve the architectural application for owner David and Diane Boucher for a Gazebo at 19382 Surftide
With the stipulation that two Surf Two owners sign off on the neighbor awareness form.

LANDSCAPE A motion was made, seconded and carried to approve the Douglas Landscape invoice to install drainage at 19382 Surftide which was not installed when the home was built.

ADJOURNMENT: A motion was made, seconded, and carried to adjourn the Board of Directors meeting of the Surfcrest Two Inc. Homeowners Association at 6:02pm.

APPROVED: Gary Hill
President



Signature

SECRETARY'S CERTIFICATE:

I, Susan Manson 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

Susan Manson
Acting Executive Secretary



Signature

1/23/19

Date