

**INDIAN HILL TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS
GENERAL SESSION MEETING MINUTES
APRIL 24, 2017**

NOTICE

Upon notice duly given, the Indian Hill Townhomes Association Board of Directors meeting was held April 24, 2017 at 6:00 p.m. at Seabreeze Management Company, Inc., 39 Argonaut, Suite 100, Aliso Viejo, California.

DIRECTORS PRESENT

Michael Wood, President
Eric Bray, Vice-President
Sean Reigle, Treasurer
Jarrod Purdon, Secretary
Mercedes Julian, Member at Large

SEABREEZE MANAGEMENT COMPANY, INC.

Diana Chia, Account Executive

EXECUTIVE SESSION SUMMARY

- Executive Session minutes for March 27, 2017 were approved.
- Delinquencies/Collections were reviewed.

CALL TO ORDER

With a quorum being present, President, Michael Wood, called the meeting to order at 6:38 p.m.

HOMEOWNER FORUM

There were no homeowners present at the meeting.

MINUTES

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved the March 27, 2017 General session meeting minutes as presented. The motion carried unanimously.

FINANCIALS

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved the February 25, 2017 financial statements as presented, subject to audit. The motion carried unanimously.

MASTER POLICY RENEWAL – 5/22/17 – 5/22/18

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved the competitive proposal for the master policy renewal submitted by SAX Insurance Agency, i.e., Commercial package, umbrella, directors & officers, fidelity bond and non-payroll workers compensation, for a total annual premium of \$12,538.00. The motion carried unanimously. To be coded to operating GL #6800 and GL #6825.

ROOF REPAIRS – 9 ROBIN HILL LANE

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved roof repairs at 9 Robin Hill Lane for up to \$5450.00. Management was directed to send Antis' scope of work to one of their competitors. Roofing committee member Michael Wood will contact Antis to negotiate the cost of their original bid of \$9,930.00. If Antis says "no" then the Board determined to go with Roofing Standards. The motion carried unanimously. To be coded to reserves GL #4505.

NEXT MEETING

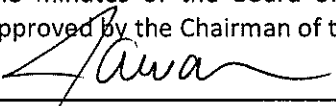
The next scheduled meeting date is May 22, 2017. Meeting time is 6:30 p.m. at Seabreeze Management Company, Inc., 26840 Aliso Viejo Pkwy, Suite 100, Aliso Viejo, California, 92656 (new location).

ADJOURNMENT

The General Session adjourned at 6:56 p.m.

SECRETARY'S CERTIFICATE

I, JARROD PURDON, Secretary, the duly Appointed and Acting Secretary, of the Indian Hill Townhomes Association, do hereby certify under penalty of perjury that the attached is a true and correct copy of the minutes of the Board of Directors General Session Meeting, held Monday, April 24, 2017, as approved by the Chairman of the meeting.



Jarrod Purdon, Secretary

5/22/2017
Date