

**INDIAN HILL TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS
GENERAL SESSION MEETING MINUTES
MAY 22, 2017**

NOTICE

Upon notice duly given, the Indian Hill Townhomes Association Board of Directors meeting was held May 22, 2017 at 6:00 p.m. at Seabreeze Management Company, Inc., 26840 Aliso Viejo Parkway, Suite 100, Aliso Viejo, CA, 92656.

DIRECTORS PRESENT

Michael Wood, President
Eric Bray, Vice-President
Sean Reigle, Treasurer
Jarrod Purdon, Secretary

DIRECTORS ABSENT

Mercedes Julian, Member at Large

SEABREEZE MANAGEMENT COMPANY, INC.

Diana Chia, Account Executive

Agenda items are presented in the original format for the benefit of the minutes' reader, but were not necessarily heard in that order.

Homeowner Forum

Homeowner(s) are given an opportunity to address the Board of Directors for general matters that may or may not be related to specific agenda items. There were three (3) homeowners present at the meeting.

EXECUTIVE SESSION SUMMARY

- Executive Session minutes for April 24, 2017 were approved.
- Delinquencies/Collections were reviewed.

CALL TO ORDER

With a quorum being present, President, Michael Wood, called the meeting to order at 6:23 p.m.

MINUTES

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved the April 24, 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 April 25, 2017 financial statements as presented, subject to audit. The motion carried unanimously.

PAINT COMMITTEE

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved adopting a Paint committee in accordance with of the Bylaws of the association with no more than two (2) board members. The Board of Directors forms a Paint Committee and appoints board member Eric Bray to act as Chairperson, and may appoint additional members to the committee with Board approval. Alexandria Bekele, resident homeowner is appointed as one (1) committee member. The motion carried unanimously.

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LANDSCAPE – ENTRANCE COLOR

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved the proposal submitted by Marina Landscape, for color change at both front entrances, at a total cost not to exceed \$560.00. The motion carried unanimously.

PATROL SERVICES/ PARKING MANAGEMENT PROGRAM

Be it resolved, upon a motion duly made and seconded, the Board of Directors determined to suspend the parking program until the fall and give Nordic Security Services thirty (30) day notice to end their patrol services effective July 1, 2017; and keep the parking tags the way they are. The motion carried unanimously.

PATROL SERVICES/ PARKING MANAGEMENT PROGRAM (CONTINUED)

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved the proposal submitted by Patrol One for patrol services, i.e., four (4) days per week with resident and guest parking programs at a monthly cost of \$318.70; effective October 1, 2017. The motion carried unanimously. *Please note, the Board determined to invite Patrol One to the next meeting on June 26, 2017.*

ARCHITECTURAL REQUEST(S)

Be it resolved, upon a motion duly made and seconded,, the Board of Directors ratified the architectural request from 2 Robin Hill Lane, for installation of a satellite dish; the matrix for installation requirements was forwarded to the homeowner prior to installation. The motion carried unanimously.

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved the architectural request submitted for 8 Autumn Hill Lane, for installation of sliders/windows. Application was incomplete, and approved contingent upon receipt from homeowner's contractor. The motion carried unanimously.

NEXT MEETING

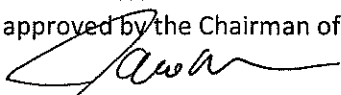
The next scheduled meeting date is June 26, 2017. Meeting time is 6:30 p.m. at Seabreeze Management Company, Inc., 26840 Aliso Viejo Pkwy, Suite 100, Aliso Viejo, California, 92656.

ADJOURNMENT

The General Session adjourned at 7:30 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, May 22, 2017, as approved by the Chairman of the meeting.



Jarrod Purdon, Secretary

6/26/2017

Date