

**INDIAN HILL TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS
GENERAL SESSION MEETING MINUTES
AUGUST 28, 2017**

NOTICE

Upon notice duly given, the Indian Hill Townhomes Association Board of Directors meeting was held August 28, 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
Jarrod Purdon, Secretary
Mercedes Julian, Member at Large

DIRECTORS ABSENT

Sean Reigle, Treasurer

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

Homeowners were given an opportunity to address the Board of Directors for general matters that may or may not be related to specific agenda items.

EXECUTIVE SESSION SUMMARY

- Executive Session minutes for July 24, 2017 were approved.
- Delinquencies/Collections were reviewed.
- Third Party Contract(s)

CALL TO ORDER

With a quorum being present, President, Michael Wood, called the meeting to order at 6:10 p.m.

MINUTES

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

AUTHORIZATION TO PLACE A LIEN

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved authorization to place a lien for Account #124-7091, The motion carried unanimously.

2016-2017 ANNUAL UPDATE/NEWSLETTER

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved the annual update/newsletter for publishing on the association website, of the 2016-2017 Accomplishments as drafted and presented by Jarrod Purdon. The motion carried unanimously.

HOMEOWNER REQUEST(S)

9 AUTUMN HILL LANE

Be it resolved, upon a motion duly made and seconded, the Board of Directors upon further consideration and to make it consistent with all properties in the rest of the community, not making exceptions, determined to direct Felsil Building Services, Inc. to build the fence at the property with one (1) gate as initially agreed upon during the meeting between the contractor, board president and the homeowner on Tuesday, August 8, 2017. The motion carried unanimously.

10 SPARROW HILL LANE

Be it resolved, upon a motion duly made and seconded, the Board of Directors determined to postpone repairs/replacement of the fence gate until the budget allows for the fence project to continue and the address comes up on the list. The Board directed management to request if the contractor can temporarily shore up the gate to make it latch. The motion carried unanimously.

NEXT MEETING

The next scheduled meeting date is September 25, 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 6:59 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, August 28, 2017, as approved by the Chairman of the meeting.



Jarrod Purdon, Secretary

9/25/2017
Date