



Seaview Association Tasks and Accomplishments: June – September 2022

When the new board of directors took office in June, there were many goals that were stated to the association members. Here is an update of the goals that have been met and the accomplishments of the board in its first 3 months of office:

Goal- to have regular and open meetings of the association:

- The board has held 6 membership board meetings (by zoom) to date. Meetings are held monthly and the date and time and instructions to join are always on the website.

Goal- to have open communication:

- A general Board@SeaviewHOA.org email address was created so that all comments and questions to the board are seen by all board members. It is the goal of the board to respond to questions and comments the same day, but keep in mind that many board members also work full time jobs and for complex issues it can take longer than a day.
- A website was created as a way to share information- it continues to evolve and now has a FAQ page, news updates, information for prospective buyers, ByLaws and governing documents, meeting minutes, the owners schedule, the insurance policy and financial reports (quarterly distribution). We also provide a list of local vendors who can help you with your repair needs.
- A bulletin board is now in the lobby with tips and information and printed copies of the meeting minutes.
- Still coming: PayHOA (ability to pay dues online), new owner packets

Goal- to evaluate of our financial health:

- Created Long Term Reserve account
- Created Special Assessment account
- Created separate accounts for each Fractional Unit so there is no more co-mingling of funds
- Hired a new bookkeeper when the previous bookkeeper resigned.
- Currently finishing up a thorough evaluation of the spending of HOA funds over the past several years
- Currently working to determine the funding needed for ongoing reserve account flow.

Goal- to create committees of volunteers:

- Created 4 committees: Communication, Reserve/Finance, Maintenance, Security, ByLaws

Goal- adherence to ByLaws:

- The ByLaws require that we have a reserve account and a financial plan. We have committees working to create a budget and reserve policy and ensure that we also have an active reserve study in place.
- Every decision of the board is made through a formal process of discussion and voting and documentation- at the board meetings, as per the ByLaws.
- Every purchase is discussed and approved prior to the purchase being made, as per the ByLaws.
- Reviewing all previously published policies and procedures to ensure they adhere to the ByLaws, once the review is complete we will put together an official Rules and Regulations document with a fine schedule for violations.
- The ByLaw committee is reviewing our bylaws to bring them current to state mandated requirements. Also reviewing the bylaws and fractional agreements for any changes that should be made and making a list of suggestions. Those suggestions will go to the membership for voting.

Responsibility- maintenance of the building:

- Formally set a permanent handicap parking space
- Replaced bad and expired fire extinguishers.
- Hired a grounds maintenance company to maintain the grassy area and parking lot.
- Identified we have been in violation of the city's annual backflow testing requirement. We resumed testing, but discovered that a few valves will not turn due to lack of use, will need to have a plumber repair.
- Started obtaining bids for painting, discovered a full building exterior inspection needed to be done first. Identified issues that need to be repaired prior to painting.
- Current projects:
- Deck Inspections & repairs
 - Developing a maintenance calendar and schedule
 - Winterize the garage sprinklers since we just converted back to a wet system last year. It was originally a wet system, but after some cold winters froze and broke pipes, it was converted to a dry system. Last year the system was reverted back to a wet system, so we need to protect the pipes.
 - The sprinkler heads in the units were recalled 13 years ago and still have not been replaced. An estimate was provided in 2019 for under \$6,000. Current estimates are coming in closer to \$19,000. Continuing to obtain more estimates.
 - Working to gain access to the Door Access system (to activate and deactivate cards and codes) and gain access to the Security Cameras. The cameras are for personal use only and not monitored by any security company.