

**HARBOUR VISTA HOMEOWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 23, 2018
MINUTES**

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of the Harbour Vista Homeowners' Association was held on July 23, 2018 at the Association's Clubhouse in Huntington Beach, CA.

PRESENT Mike Peduzzi, Vice President
Candice Schultz, Secretary
Mary Williams, Treasurer
Terri Piper-Johnson, Member at Large

Rhonda Hart, Action Property Management

ABSENT Helen Ruvelas, President

CALL TO ORDER The meeting was called to order at 6:30 p.m. by Mike Peduzzi, Vice President.

It was announced that Helen Ruvelas had resigned from the Board, effective this day.

EXECUTIVE SESSION DISCLOSURE An Executive Session was held on June 25, 2018 for the purpose of discussing member discipline, member requests, reviewing delinquent accounts, approving foreclosure of lien resolutions, and approving the May 29, 2018 meeting minutes.

FINANCIAL UPDATE The financial synopsis as of June 30, 2018 was reviewed by Mary Williams.

CONSENT CALENDAR A motion was made by Mike Peduzzi and seconded by Terri Piper-Johnson, to approve the consent calendar as presented, which includes the approval of the Board meeting minutes of June 25, 2018, acceptance of the financial statement for the period ending June 30, 2018, acceptance of the reformatting of the Association's architectural guidelines, and ratification of the approval of the resolutions to authorize Feldsott & Lee, Pagano & Kenfield to proceed with foreclosure proceedings on the owners identified the APN #938-870-18 and APN #938-870-44. The motion carried unanimously.

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**COMMITTEE
REPORTS**

Landscape Committee

Candice Schultz reported that she had ordered F20 and mosquito fish for both ponds. She stated that the Melaleuca trees will be cut down that are causing a hazard. Terri Piper-Johnson reported that the Association will be removing a dead Pine, and that there have been numerous irrigation issues. The companies that have evaluated the irrigation issues have recommended that the Association convert to a drip system.

A motion was made by Candice Schultz, and seconded by Mary Williams to approve SA Landscape's proposal to trim the trees on Grunion at a cost of \$2,270.00. The motion carried unanimously.

A motion was made by Candice Schultz, and seconded by Mary Williams to approve SA Landscape's proposals for irrigation repairs at a cost of \$1,550.00 and \$1,250.00. The motion carried unanimously.

A motion was made by Candice Schultz, and seconded by Mary Williams to approve SA Landscape's proposal for valve replacement at a cost of \$1,174.00. The motion carried unanimously.

Public Safety Committee

Mike Peduzzi stated that they will be scheduling the next Committee meeting when the new Board is elected.

**UNFINISHED
BUSINESS**

Asphalt Repairs

Candice Schultz gave a summary of the project scheduling.

RMI Wood and Termite Repair Proposals

This item was tabled to the August meeting in order to obtain more proposals.

Association Liability Insurance Proposal

A motion was made by Candice Schultz and seconded by Mary Williams to approve the proposal from Jon Crain Insurance for liability coverage in the amount of \$14,420.00. The motion carried unanimously.

Dryer Vent Proposals

This item was tabled to the August meeting in order to obtain additional proposals for the cleaning and repair of the dryer vents.

NEW BUSINESS

Architectural Request

No requests were received as of the date of the meeting.

Grunion Pond Cleaning

A motion was made by Candice Schultz, and seconded by Mary Williams to approve SA Landscape's proposal in the amount of \$10,700.00 to clean the Grunion pond. The motion carried unanimously.

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**NEW BUSINESS
CONTINUED**

Roofing Proposals

A motion was made by Mary Williams and seconded by Candice Schultz to approve the proposal submitted by Roofing Standards for repairs to the roof at 16512 Blackbeard, Unit 305, at a cost of \$2,450.00, to be expensed from Operating GL Roof Repairs. The motion carried unanimously.

Parking Discussion

Terri Piper-Johnson stated that she would like to recommend that the Board consider reassigning parking spaces when the restriping is done. She wants to form a Parking Committee to explore renting out parking spaces. She will be holding a meeting on August 9th at 6:00 p.m. at her house to discuss this.

**DELINQUENCY
REPORT**

Lien Filing

A motion was made by Mary Williams, and seconded by Candice Schultz to adopt a resolution to record a lien on APN# 937-710-72. The motion carried unanimously.

Pool Discussion and Monitoring Proposals

The Board discussed enhancing security at the pools and determined that they would like to discuss the installation of a fob system at the August meeting.

OPEN FORUM

A homeowner reported that there was damage to the men's room door and that someone hit the Grunion gate.

A homeowner reported that the unit at 4861 Lago, Unit 203 had cardboard with duct tape over the front window. Candice Schultz says this has been removed. as the window was replaced.

A homeowner complained of motorcycle noise on the Lago side, vicious dogs and too many people living in the unit above him.

**SCHEDULE
NEXT MEETING**

The next Board of Directors meeting is to be determined, as the Association will need to schedule according to the new Community Manager's schedule.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting adjourned at 7:42 PM

ATTEST

Respectfully submitted by Rhonda Hart, Senior Manager of Community Services.

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APPROVED

Chairperson of the Meeting

SECRETARY'S CERTIFICATE

I, the undersigned, do hereby certify that I am the Acting Secretary of the Harbour Vista Homeowners' Association, and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Board of Directors Meeting held July 23, 2018 as approved by the Chairperson of the Meeting.

Dated

Acting Secretary