

Harbour Vista Board of Directors
General Session Meeting
August 30, 2018

BOARD MEMBERS PRESENT: Terri-Piper Johnson President
Candice Shultz Secretary
Mary Williams Treasurer

BOARD MEMBERS ABSENT: None

MANAGEMENT REPRESENTATIVES: Linda Alexander, CCAM-LS
Powerstone Property Management

ITEMS DISCUSSED IN EXECUTIVE SESSION ON July 23, 2018.

- Legal Issues

CALL TO ORDER – The meeting was called to order by the Board President Terri-Piper-Johnson at the Cabana Clubhouse at 6:30 p.m.

COMMITTEE REPORTS

- Finance Committee

Director Williams noted that there were errors in the July financial statement that needed to be corrected and that a meeting with Powerstone accounting department was necessary to review.

- Public Safety- No report- sign -up sheet to be posted at mailboxes
- Landscape – no report
- Committee members, date to be determined and posted after Sept 20, 2018
- Architectural – no report
- Parking no report

CONSENT CALENDAR

Upon motion made, seconded and carried, the following items were approved on the Consent Calendar:

Review only of the 2018 Annual meeting minutes for accuracy
Approval of the July 23, 2018 General Session minutes
Approval of the July 31, 2018 Financial Statement prepared by Action Property Management

NEW BUSINESS

1. 2018 Auditor- Upon motion made, seconded and carried, the Board approved Inouye, Shiveley and Klatt to perform the 2018 Audit and tax returns at a cost not to exceed \$1,000.00.
2. 2017 Taxes- Upon motion made, seconded and carried, the Board approved the 2017 returns as submitted.
3. Smoking regulation- The board resolved to table this issue pending investigation into the subject by the Public Safety Committee.
4. Appointment of new Directors- Upon motion made, seconded and carried, the Board resolved to appoint Pier Santillo as Treasurer and Brenda Richardson as Vice President.

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5. Review and discussion of the following subjects:

a. Candice gave a brief update of the asphalt project schedule to start September 23, 2018 in phase I.

b. Repair and replacement of the bridges was discussed. Management was requested to get bids for a handyman service that could incorporate this into their schedule.

c. Concrete trip hazards- Management was requested to obtain bids on repairs to any of the areas that are trip hazards.

d. RFI pool Fob access system- after a brief discussion, management was requested to identify a cost for this new system.

e. Bumper stopes for parking lot – removal policy. Upon motion made and seconded the board resolved to allow some stops remain in the community but to have all the remaining stops removed. Locations to be identified by Candice and Terri.

f. The board inquired on the status of the proposal for a plumbing map. Not known at this time. Management will follow up with LeCourt plumbing.

g. Rules and Regulation review- The Board tabled this item pending review of the current visitor and parking issues. The Board did discuss a location for a smoking area near the pool area and upon motion made, seconded and carried, the Board approved the area at the back side of the Cabana pool area. Grunion side location was tabled pending further review. Management informed the Board that this would be adding a new rule and would require a 30-day notification. The board resolve to table the rule change until the Grunion smoking area can be identified.

h. Violation walk through- a standard meeting date to be coordinated with Candice

I. Cabana Pool area- Update that new valve needs to be replaced again and Terri will coordinate.

j. Clubhouse modifications- The Board discussed that minor modifications of a new ceiling fan and windows should be addressed for the Clubhouse

k. Title 22- Management informed the Board that they should not be taking their own pool readings and that they should hire a service to do this to comply with Civil code or install a new Chlorinator at a cost of about \$4500.00. The Board chose to table this issue until a later date

L. Patrol program- President Piper-Johnson noted that she would like to put a parking program together to eliminate some guest parking and to sale spaces for those who would not mind paying for the space. The Board tabled this issue pending further review by the Patrol Committee.

MANAGEMENT REPORTS

The Board reviewed the action list, property inspection report and work order report and had no questions at this time.

CORRESPONDENCE FOR REVIEW

HOMEOWNERS FORUM

The board opened up Homeowners Forum and the following issues were discussed:

1. FOB System
2. Smoking at the pool area and identifying a non-smoking area
3. Smoking on balconies
4. Issues with a particular tenant that appears to be threatening and how to handle
5. A request to clean walkways
6. Update on the land lease.

ADJOURN INTO EXECUTIVE SESSION

The Board adjourned into Executive session at 7:40pm

ACCEPTED: _____ **DATE:** _____

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