

Harbour Vista Board of Directors
General Session Meeting
September 27, 2018

BOARD MEMBERS PRESENT:

Terri-Piper Johnson	President
Brenda Richardson	V. Pres.
Pier Santillo	Treasurer
Candice Shultz	Secretary
Mary Williams	Director

BOARD MEMBERS ABSENT: None

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

ITEMS DISCUSSED IN EXECUTIVE SESSION ON August 30, 2018.

- Legal Issues
- Delinquencies

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

• **President Piper Johnson announced an October 20,2018 meet and greet at 10:00am. This is for potential new Committee members**

- Finance Committee

Director Williams gave an update of the status of the association balance sheet through August 30, 2018 reporting:

- Operating cash balance of \$135,186.05.
- Reserve Fund balance of \$754,010.65
- Total Liability, Equity and Reserves \$936,425.43

- Public Safety- No report- Landscape – no report
- Landscape- No report
- Architectural /Parking – no report

CONSENT CALENDAR

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

Approval of the August 30, 2018 General Session minutes

Approval to Lien acct# C290-03247-1

The August 31, 2018 Financial Statements were tabled pending changes to be made after a meeting with Powerstone Property Management.

NEW BUSINESS

Title 22 Chlorinator- The Board denied the proposal to move forward with installation of a new chlorinator or to have the pool company do the daily readings that Management recommended.

Pest Control - the Board tabled the pest control services for roaches/ rat sand mice pending receipt of additional bids.

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Handyman services- The Board tabled the proposal from CPR pending receipt of additional proposals, one from Lake Home Services and another from Anchor Contractors.

The Bugman Termite report 16521 Grunion #202. The Board resolved that treatment should be provided to areas that the association has a duty to take care of. Wood repairs and replacement will be done globally.

Electronic Door /Gate – Upon motion made, seconded and carried, the Board approved the proposal submitted by Electronic Gate to repair the Cabana gate entrance at a cost not to exceed \$1,000.00.

The Board discussed the rat problem with 16581 Grunion. Director Piper-Johnson was working with Newport Exterminating on this issue to install additional rat bait stations in this area.

Tree removal between 16521 & 16551 Grunion. The board approved a tree removal to be done by SA Landscape based upon a receiving a low cost bid as SA Landscaping owes a credit to the association.

Surveillance cameras- The Board requested management to obtain some quotes for installation of cameras at the pool areas to deter vandalism

Dog Feces- The Board discussed signs to encourage residents to pick up after their pets. No decision was made.

Unsatisfactory Vendors- The discussed issues with using vendors that do not support their own companies and those without the proper licenses and insurance coverage. No action taken

Vandalism/BBQ area- Cameras are a possible solution

Website update- Management noted she would have an update on Friday

Newsletter- Management noted that she would develop a Newsletter for the Community and would add as an insert with the Billing Statement and post to the Website.

Dryer duct cleaning- The board noted they would need a proposal to clean the dry vent ducts. There are 72 ducts and since some had been previously cleaned they would like a proposal per duct by Action duct and vent to clean and add a vent cover

The Board decided that Management walk throughs should be on community issues and not violations. The board will walk each of their areas to identify the violations in their areas and provide a list to management.

Maps/Keys for utility closets- Director Richardson provided management with keys to the utility cabinets.

Committee Meet and Greet- The Board discussed a new date for the Committee Meet and Greet to be Saturday, October 20, 2018 at 10:00a.m.

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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- The Board reviewed correspondence and had no questions at this time.

HOMEOWNERS FORUM

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

1. Asphalt repairs/Access through the fire gate
2. Reflective paint for the street striping
3. 16521 & 16551 Grunion and why there is always hot water and the fact that a Homeowner had indicated they had been told the flaps needed to be replaced in the pipes.
4. Gate repairs estimated date of completion
5. The condition of the Palm trees not being taken care as they need to be trimmed.

ADJOURN INTO EXECUTIVE SESSION

The Board adjourned into Executive session at 8:52 pm

ACCEPTED: _____ **DATE:** _____

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