

**HARBOUR VISTA HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
THURSDAY, FEBRUARY 28, 2019**

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**NOTICE OF MEETING**

The General Session meeting of the Harbour Vista Homeowners Association Board of Directors was held on Thursday, February 28, 2019 at the at the Cabana Clubhouse, located at 4832 Cabana Dr, Huntington Beach, CA 92649. The agenda was posted in the common area at least 4 days prior to the meeting in accordance with Civil Code.

**PRESENT**

**Directors Present:** Mary Williams, President  
Mike Peduzzi, Vice President  
Candice Schultz, Treasurer  
Pier Santillo, Secretary  
Brenda Richardson, Member at Large

**Directors Absent:** None

**Representing Powerstone:** Brittany Harmon, CMCA®, AMS®, Senior Community Manager

**Others Present:** Several homeowners

**CALL TO ORDER**

The General Session meeting was called to order at 6:30PM by Board President, Mary Williams.

**EXECUTIVE SESSION DISCLOSURE**

It was noted that the Board did not meet in Executive Session prior to the General Session Meeting on Thursday, February 28, 2019.

**MINUTES**

1/31/19 Minutes

The Board reviewed the January 31, 2019 General Session Minutes as prepared by Powerstone Property Management. A motion was made, seconded and unanimously carried to approve the minutes as written.

**TREASURER'S REPORT**

January 2019 Financial Statement

Director Schultz provided a report of the association's financial status. A motion was made, seconded and unanimously carried to accept the financials as presented, subject to an audit.

Resolution Regarding the Transfer of Funds

The Board reviewed a resolution for the authorization to transfer the funds associated with approved expenses including but not limited to utilities, insurance, inter-fund transfers and reserve transfers, and approval of any contracts. A motion was made, seconded and unanimously carried to adopt this resolution as presented.

**COMMITTEE REPORTS**

Landscape Committee

Director Schultz, committee chair, provided the Board with a proposal from SA Landscape to trim various trees throughout the community for a total cost of \$3,250. A motion was made, seconded and unanimously carried to approve the proposal as presented, to be expensed from Operating G/L #5245.

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---

Public Safety Committee

There were no committee members present to provide a report.

Architectural/Parking Committee

There were no committee members present to provide a report.

Appointment of New Committee Members

Several homeowners in attendance expressed interest in joining the committees. A motion was made, seconded and unanimously carried to appoint the interested homeowners as follows:

- Landscape Committee:  
Cathy Hubble  
16521 Grunion Ln., #106
  
- Public Safety Committee:  
Michael Barto  
4861 Lago Dr., #305  
  
Cynthia Lee  
16512 Blackbeard Ln., #306  
  
Pier Santillo (Chair)  
16581 Grunion Ln., #100
  
- Architectural/Parking Committee:  
Michael Barto  
4861 Lago Dr., #305  
  
Mike Borzi  
16512 Blackbeard Ln., #105

**UNFINISHED BUSINESS**

No action was taken.

**NEW BUSINESS**

Majority Rules Inspector of Election Proposal

A motion was made, seconded and unanimously carried to approve the proposal to provide services for the 2019 election at a total cost of \$295, to be expensed from the Operating G/L #5030.

Ratify Emergency Repairs

The Board motioned, seconded and unanimously carried to ratify the following proposals for emergency restoration, to be expensed from Operating G/L #5890.

1. 16521 Grunion Ln., # 206: \$2,905.19 in restoration repairs from 24 Hour Restoration
2. 16581 Grunion Ln., # 102: \$2,176.79 in restoration repairs from 24 Hour Restoration
3. 4861 Lago Dr., # 102: \$3,139.74 in restoration repairs from DryMaster.

Antis Roofing Repair Proposals

The Board motioned, seconded and unanimously carried to approve the following proposals due to roof leaks, to be expensed from Operating G/L #5877.

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---

1. 16581 Grunion Ln., Garage #19: \$4,337
2. 16521 Grunion Ln., # 200: \$1,290

Architectural Application Review: 16551 Grunion Ln., # 106

The Board reviewed an application to replace three patio doors and screens. A motion was made, seconded and unanimously carried to approve the application as presented.

Mailboxes

The Board reviewed pricing from Salsbury Industries to purchase 7 banks of 5 mailboxes each at the Cabana mail kiosk area. A motion was made, seconded and unanimously carried to approve purchasing 7 banks of item #3505ASU, 35 self-adhesive placards #3567 and any numbers required, for a cost not to exceed \$2,011, to be expensed from the Reserve G/L #3014.

Discussion Item: Installation of Lockbox

Management recommended installing a lockbox somewhere in the community to house association keys for the various approved vendors. After discussion, the Board tabled this item and explained there is no further need for the lockbox as all association vendors have the keys they need to access the community. Management was additionally directed to obtain a proposal to replace the damaged utility room door behind the clubhouse with an outdoor door that uses an Edison key.

Discussion Item: Association Newsletters

Homeowner Michael Barto provided clarification on his role in the preparation of association newsletters. The Board directed management to work with him on future association newsletters, to be distributed quarterly.

Discussion Item: Board Candidate Statements

No action was taken.

Homeowner Reimbursement: 4861 Lago #104 (Rojano)

The Board reviewed a request to be reimbursed in the amount of \$375 for plumbing work, related to an association plumbing leak. A motion was made, seconded and unanimously carried to approve the request as presented.

Annual Manager Certification Disclosure

The Board reviewed the disclosure, no action was taken.

**HOMEOWNER FORUM**

The homeowners in attendance brought up the following items to the Board. No action was taken on these items.

- Land lease status and next steps
- Repairs to pedestrian gate still not completed
- Concerns over attorney fee charges
- Parking spot assignments and procedure for towing of unauthorized vehicles
- Plumbing repairs and consideration of using a new vendor
- Issue with kids playing in the parking lot and climbing fences
- Possibility of being able to shut off of boilers individually rather than for the entire building

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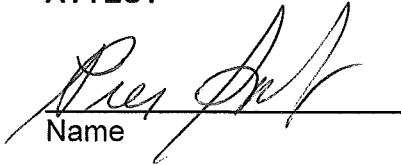
**ANNOUNCEMENT**

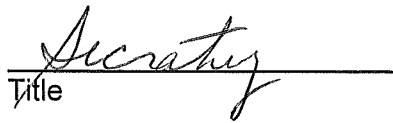
The next meeting of Harbour Vista Homeowners Association Board of Directors was scheduled for Thursday, March 28, 2019 at 6:30PM, at the Cabana Clubhouse, located at 4832 Cabana Dr, Huntington Beach, CA 92649.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:36PM.

**ATTEST**

  
Name

  
Title