**NOTICE OF MEETING**

The General Session meeting of the Harbour Vista Homeowners Association Board of Directors was held on Thursday, April 25, 2019 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

 Ethan Heine, Suntrek Solar

 Richard Vogel, Revco Solar

**CALL TO ORDER**

The General Session meeting was called to order at 6:32PM by Board President, Mary Williams.

**EXECUTIVE SESSION DISCLOSURE**

It was noted that the Board did not meet in Executive Session prior to theGeneral Session Meeting on Thursday, April 25, 2019.

**CONSENT CALENDAR**

Consent Calendar

A motion was made, seconded and unanimously carried to approve the consent calendar consisting of the following items:

* Approval of the 3/28/19 General Session minutes
* Ratify the following emergency proposals with the exception of the proposals for 4861 Lago #102, 4791 Lago #202 and 16521 Grunion #106 as highlighted below and, in accordance with Civil Code 5502, approve any transfer of funds associated with the disposition of the contracts.

|  |  |  |  |
| --- | --- | --- | --- |
| **Vendor** | **Address** | **Issue** | **Cost** |
| Spectrum | 4791 Lago #305 | Repair of damaged stucco at garage from roof leakWO# 11902-9473 | $1,848 |
| Spectrum | 4852 Cabana #205 | Repair of damaged stucco at garage from roof leakWO# 11902-9133 | $1,738 |
| Drymaster | 16542 Blackbeard #207 | Interior build back from roof leak- WO# 11901-6275 | $1,011.46 |
| Drymaster | 4831 Lago #207 | Interior dryout and remediation from roof leakWO# 11903-2726 | $3,560.06 |
| Drymaster | 4852 Cabana #102 | Dryout from roof leak at garage- WO# 11902-1466 | $1,110.89 |
| Drymaster | 4861 Lago #203 | Interior build back from roof leak- WO# 11903-2309 | $1,191.31 |
| Drymaster | 16581 Grunion #303 | Interior build back from roof leak- WO# 11903-3894 | $1,026.48 |
| 24 Hour | 4831 Lago #304 | Interior remediation and dryout from roof leakWO# 11902-1200 | $2,770.05 |
| Antis | 4861 Lago #102 | Roof repair- WO# 11901-8411 | $5,635 |
| 24 Hour | 16521 Grunion #206 | Interior build back from roof repair- WO# 11901-6764 | $2,201.77 |
| 24 Hour | 16542 Blackbeard #105 | Interior remediation and dryout from plumbing leakWO# 11902-0142 | $2,868.74 |
| 24 Hour | 16581 Grunion #102 | Interior build back from plumbing leakWO# 11902-9571 | $2,019.41 |
| Antis | 16521 Grunion #206 | Change order to replace rotted wood on a roof repairWO# 11901-6671 | $919 |
| Antis | 4861 Lago #203 | Roof repairs- WO# 11903-2307 | $2,440 |
| Antis | 4791 Lago #202 | Garage roof repairs- WO# 11903-2970 | $7,078 |
| Antis | 16581 Grunion #206 | Garage roof repairs- WO# 11903-2988 | $4,448 |
| Antis | 4791 Lago #305 | Roof repair at garage #49- WO# 11903-2984 | $4,688 |
| Antis | 4861 Lago #103 | Roof repair- WO# 11903-3295 | $3,583 |
| Antis | 16521 Grunion #106 | Roof repair- WO# 11903-4154 | $5,625 |
| Antis | 4831 Lago #207 | Roof repairs- WO# 11904-5348 | $2,683 |
| Drymaster | 4861 Lago #102 | Interior dry out from roof repair | $6,489.08 |
| Drymaster | 16512 Blackbeard #105 | Interior dry out from roof repair | $1,205.95 |

* Approval to file a lien on accounts C314-00179-1 and C314-00148-1.

**TREASURER’S REPORT**

March 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, and to ratify the review by the individual board members and all transfers of funds made in this period and reflected in the financial statement.

FYE 2018 Draft Audit

The Board tabled the audit as prepared by Inouye, Shively and Klatt, for the FYE 12/31/18. They requested that the auditor add a footnote regarding the Board’s opinions of the reserve study balances being overinflated and inaccurate.

**COMMITTEE REPORTS**

Architectural Committee

Michael Barto, Committee Chair, provided his recommendation on the approval of the following architectural applications:

* 16542 Blackbeard #302: Windows and flooring replacement
* 4852 Cabana #107: Minor bathroom remodel, installation of ceiling fans, scrape and paint ceilings and replacement of windows and sliding doors.

A motion was made, seconded and unanimously carried to approve the applications as presented and recommended by the Architectural Committee.

Furthermore, Mr. Barto provided information and proposals to the Board to purchase a master directory real estate sign. Michael reported that he will be working on reducing the pricing of the signage for discussion at the next meeting. No action was taken.

Finally, Mr. Barto provided some recommended revisions to the Architectural Guidelines. Due to the amount of revisions, the item was tabled to give the Committee a chance to meet separately to discuss and present to the Board at a later date. No action was taken.

Parking Committee

Brenda Richardson, Committee Chair, discussed concerns regarding ongoing parking violations. No action was taken.

Landscape Committee

Candice Schultz, Committee Chair, provided an update from a recent landscape walk. She als presented a proposal from SA Landscape to install some plant material and trim some trees. A motion was made, seconded and unanimously carried to approve the proposal, for a total cost of $1,260, to be expensed from Operating G/L’s #5210 and #5245.

Public Safety Committee

Cynthia Lee, Committee Chair, presented the Board with the following items discussed during their April 6, 2019 committee meeting:

* Updated Emergency evacuation maps for the community to be made available to the residents.
* Request to change two pedestrian gates that are locked from the inside to regular turn locks, for safety reasons.
* Consider coordinating with the fire department to start having fire drills in the complex to assist those unable to evacuate on their own.

The Board directed management to obtain proposals from a locksmith to replace the locks on the two gates. No action was taken.

Newsletter Committee

The Committee members reported they are continuing to work on the newsletter. No action was taken.

Rules and Regulations Committee

The Committee members discussed the proposed draft changes to their rules. The Board tabled these changes to allow them additional time to meet separately and review the changes.

Appointment of New Committee Members

No action was taken.

**UNFINISHED BUSINESS**

Additional Mailbox Work Proposals

It was noted that the two additional proposals were not submitted in time for the board to review at the meeting. After discussion, the Board motioned, seconded and unanimously carried to deny the proposal, and to proceed with the original approved motion for the purchase of Salsbury mailboxes from the 2/28/19 meeting.

Open House/For Rent/For Sale Sample Proposed Rules

This item was presented and discussed during the Architectural Committee’s report. No action was taken.

**NEW BUSINESS**

Solar Pool Heating Proposals

The Board heard presentations from Suntrek Solar and Revco Solar to provide solar pool heating systems on both pool areas. Following the presentations, discussion ensued, and the Board tabled the proposals to allow the Board members time to review all of the information presented.

Lago Gate Backflow Cage Proposals

The Board reviewed two proposals for the installation of a cage around the backflow and to paint the curb near the backflow yellow. A motion was made, seconded and unanimously carried to approve the proposal from Spectrum Property Services, for a total cost of $898, to be paid from the Operating G/L #5870.

Cabana Clubhouse Backdoor Replacement Proposals

The Board reviewed three proposals for the replacement of the damaged door on the back of the clubhouse. A motion was made, seconded and unanimously carried to approve the Spectrum Property Services proposal, for a total cost of $1,283, to be paid from the Reserve G/L #3002.

Community-Wide Wood Repair and Painting Proposals

It was noted that none of the vendors were able to submit their proposals by the meeting, therefore the Board tabled this item to the May meeting.

Discussion Item: Removal of concreted rocks

Director Williams requested discussion on removing the concreted rocks from the parking curb in the resident parking area on Cabana and replacing them with smooth concrete. The Board directed management to obtain proposals for this item, to be reviewed at the May meeting.

Discussion Item: Repaint Basketball Court

Director Williams requested discussion on repainting the faded markings on the basketball court as a beautification project. The Board directed management to obtain proposals for this item, to be reviewed at the May meeting.

Discussion Item: Repaint Bridges

Director Williams requested discussion on repainting the faded yellow markings by the bridges/pathways, where applicable. The Board directed management to obtain proposals to repaint those that are faded, that have a step not level with concrete, for the May meeting.

Discussion Item: Ceiling Fans

Director Williams requested discussion on replacing the lights in the clubhouse with lighted ceiling fans. Directors Williams and Santillo stated they would review various fan choices.

Discussion Item: Repaint Block Wall Fence

Director Williams requested discussion on repainting or providing screening to hide the black markings on the block wall fence on Lago. The Board directed management to obtain proposals to clean the markings, to be reviewed at the May meeting.

**HOMEOWNER FORUM**

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

* Sticky substance on floor of Grunion dumpster with double doors- Cathy Hubbling
* Status on interior repairs, wants to use his own termite vendor- Dennis Florine
* Concerns with parking violations that are being issued- Several owners
* 16551 Grunion #103: waived their right to privacy to discuss their hearing details in General Session. Expressed issue with the letter and violation.
* Questions about parking rules being clear, lengthy and enforceable.
* Creation of a committee of homeowners to contact the land lessee for discussion regarding the 2041 land lease expiration.

**ANNOUNCEMENT**

The next meeting of Harbour Vista Homeowners Association Board of Directors was scheduled for Thursday, May 30, 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 8:36PM.

# ATTEST

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Name Title