

**HARBOUR VISTA HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
THURSDAY, SEPTEMBER 26, 2019**

NOTICE OF MEETING

The General Session meeting of the Harbour Vista Homeowners Association Board of Directors was held on Thursday, September 26, 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
Pier Santillo, Secretary
Brenda Richardson, Member at Large

Directors Absent: Mike Peduzzi, Vice President
Candice Schultz, Treasurer

Representing Powerstone: Brittany Harmon, CMCA®, AMS®, Senior Community Manager
Steve Romero, Controller

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, September 26, 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 8/29/19 General Session minutes;
- Ratify the following proposals, in accordance with Civil Code 5502, and to approve any transfer of funds associated with the disposition of the contracts;

Spectrum	16581 Grunion #102	Interior repairs post remediation	\$1,288
Antis	16581 Grunion Garage #19	Additional roof repairs from April from roof leak	\$1,295
Drymaster	4831 Lago #101	Interior repairs from roof leak	\$6,409.74
Antis	16551 Grunion #206	Repairs to gutter gap	\$2,315
Horizon Lighting	Clubhouse	Fan installation	\$1,348.62
Drymaster	4831 Lago #101	Interior repairs from roof leak	\$2,206.76
Spectrum	4831 Lago #103	Repair to exterior stucco from above leak	\$1,688 (approved with condition that

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			drain is replaced first)
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- To deny payment of the following proposals:

Spectrum	4831 Lago #103	Remediation from a plumbing leak caused by irrigation	\$2,956.88
Spectrum	4831 Lago #103	Inspection to begin mold remediation from above leak	\$1,488

- To approve recording of a lien on account C314-00108-1 for an outstanding balance of \$1,879.71.

TREASURER'S REPORT

August 2019 Financial Statement

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.

2020 FYE Draft Budget

The Board reviewed a FYE 2020 draft budget prepared by management. The Budget was tabled; the Board will conduct a special meeting to review it.

COMMITTEE REPORTS

Architectural Committee

Michael Barto, Committee Chair, provided a report on the following items:

- Recommendation to approve the after-the-fact application and notice of completion submitted by 4861 Lago #204 for installation of vinyl flooring.
- Status of Harbour Vista URL purchase
- Protocol of how agents inform him of when escrows close so their sign can be removed from the master sign directory.

A motion was made, seconded and unanimously carried to approve the recommendation as presented.

Parking Committee

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

Landscape Committee

Nothing was reported.

Public Safety Committee

Cynthia Lee, Committee Chair, presented the Board with the following items:

- Overview of meeting with Red Hawk to train on use of the fire alarms
- Solicitation of volunteers to help to silence alarms
- Concerns about weeds inside the boiler enclosures
- How to gain access to the boilers in an emergency
- Replacement of missing elevator emergency fire signs

A motion was made, seconded and unanimously carried to authorize the purchase of one sign on Amazon, as a sample to see how it looks, for a cost not to exceed \$50.

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Rules and Regulations Committee

There were no items to report.

Appointment of New Committee Members

No action was taken.

UNFINISHED BUSINESS

No action.

NEW BUSINESS

Concrete Hazard Audit and Proposals

The Board reviewed two proposals to correct concrete trip hazards throughout the community. After discussion, a motion was made, seconded and unanimously carried to approve the proposal from Show and Tell, to replace 8 areas of concrete, for a total cost of \$18,908, to be paid from the Operating G/L #5870 and in accordance with Civil Code 5502, approve any transfer of funds associated with the disposition of the contract.

Action Duct Dryer Vent Cleaning Proposal

The Board reviewed a proposal to complete dryer vent cleaning. The Board tabled the proposal and requested clarification on what the previous service entailed and the cost of that service.

Fire Extinguisher Service Proposals

The Board reviewed three proposals to service the fire extinguishers. After discussion, a motion was made, seconded and unanimously carried to approve the proposal from Encore, for a cost not to exceed \$556.92, to be paid from Operating G/L #5855, and in accordance with Civil Code 5502, approve any transfer of funds associated with the disposition of the contract.

Antis Roofing Gutter Cleaning and Roof Maintenance

The Board tabled the item and requested additional proposals for just gutter cleaning only.

Show and Tell Light Fixture Cleaning Proposal

The Board reviewed a proposal to clean all of the light fixtures in the community. A motion was made, seconded and unanimously carried to approve the proposal for a total cost of \$800, to be paid from the Operating G/L #5870, and in accordance with Civil Code 5502, approve any transfer of funds associated with the disposition of the contract.

Show and Tell Repaint Faded Yellow Paint Proposal

The Board reviewed a proposal to repaint the faded yellow safety stripes in the community. A motion was made, seconded and unanimously carried to approve the proposal for a total cost of \$1,100, to be paid from the Operating G/L #5870, and in accordance with Civil Code 5502, approve any transfer of funds associated with the disposition of the contract.

Show and Tell Replacement of Utility Room Doors – 16551 Grunion

The Board reviewed a proposal to replace the damaged utility room doors at this building. A motion was made, seconded and unanimously carried to approve the proposal for a total cost of \$1,500, to be paid from the Operating G/L #5870, and in accordance with Civil Code 5502, approve any transfer of funds associated with the disposition of the contract.

HOMEOWNER FORUM

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The homeowners in attendance brought up the following items to the Board. The following topics were brought up:

- How to use the BBQs
- Residents not picking up after their dogs
- Concern about residents violating the rules
- Parking in a loading zone
- Consideration of installing smoke detectors in the hallways

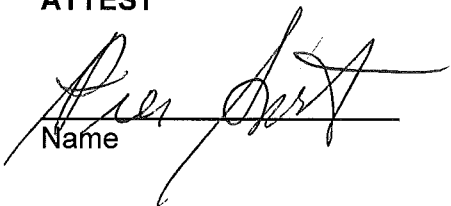
ANNOUNCEMENT

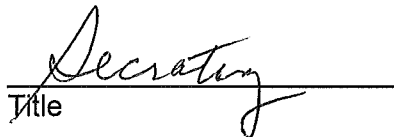
The next meeting of Harbour Vista Homeowners Association Board of Directors was scheduled for Thursday, October 24, 2019 at 6:30PM, at the Cabana Clubhouse, located at 4832 Cabana Dr, Huntington Beach, CA 92649.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:40PM.

ATTEST


Name


Title