**NOTICE OF MEETING**

The General Session meeting of the Harbour Vista Homeowners Association Board of Directors was held on the above date via conference call due to the Covid-19 pandemic. The agenda was posted in the common area at least 4 days prior to the meeting in accordance with Civil Code.

**ROLL CALL**

**Directors Present:** Mary Williams, President

Michael Deitrick, Vice President

Mariette van den Bersselaar, Treasurer

Mikel Borzi, Secretary

**Directors Absent:** John Briscoe, Member at Large

**Representing Powerstone:** Christine Margulies, Community Manager

Matt Bosma, Community Manager

**Others Present:** Several Homeowners were present:

Michael Barto, Cathy Hubbling, Jeanette Bastain.

**CALL TO ORDER**

The General Session meeting was called to order at 7:26 PM by Board President, Mary Williams.

**EXECUTIVE SESSION DISCLOSURE**

It was noted that the Board will meet in Executive Session after the General Session Meeting on September 24, 2020.

**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 August 27, 2020, 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 contract, and approval of invoices.

**The following invoices were approved to pay:**

* The Bug Man Invoice #1150347 dated 8/28/2020 for $1608.00 for Wood Repair Service at 16551 Grunion #106.
* Show & Tell Invoice #4881 dated 7/22/2020 for $16,240.00 for Board approved Proposal completing restoration of both restrooms at the Cabana Clubhouse. Items # 2,3, and 9 are to come out of the Operating account.
* Antis Roofing Invoice #00011248 for $215.00 for change order necessary to remove and replace 13ft of shiplap and 4ft of fascia board for 16521 Grunion Ln, Board approval #A14792.
* Antis Roofing Invoice #00011235 for $3043.00 for Gutter/Downspout Removal & Replace Fascia for 16521 Grunion Ln, Board approval #A14792.
* Horizon Lighting Invoice #226467 dated 9/8/2020 for Pool and Spa Lights for $626.24 for the Grunion and Cabana Pools.
* Horizon Lighting Invoice # 225913 dated 8/31/2020 for $432.55 for Maintenance and Replacement of Ballasts as needed for Harbour Vista HOA.
* Majority Rules Invoice # 08.41.34 dated 9/16/2020 for $465.00 for Inspector of Elections/ Annual Election.
* Show & Tell Invoice #4882 dated 8/10/2020 for $525.00 for Completed Repairs to Broken door hinge on trash enclosure for Garage #80/Lago Dr.
* Horizon Lighting Invoice #225623 dated 8/27/2020 for $4,479.22 for New Led Lights and fixtures for both HOA pools.
* Antis Roofing Invoice #00011234 dated 8/26/2020 for $4,508.00 for Fascia Board Replacement for 4791 Lago #107, 4791 Lago #202, 16521 Grunion Garage #60
* Keyes Hardwood Flooring Invoice dated 9/5/2020 for $3,274.32 for Replacement of Luxury Vinyl Plank flooring in the Cabana Clubhouse.
* Benrich Invoice #OC28090 dated 8/31/2020 for $250.00 for water turn on and off at 4852 Cabana Dr.
* Benrich Invoice #OC28251 dated 8/31/2020 for $795.39 for hot water issues at 16551 Grunion, and 16581 Grunion.
* Aquatic Balance Invoice #120751 dated 7/22/2020 for $277.54 for pool filter and chemicals.
* Allstate Enviromental Invoice #113319 dated 9/17/2020 for $475.00 for Asbestos sampling & report for 16542 Blackbeard #107.
* Allstate Enviromental Invoice #112983A dated 9/9/2020 for $930.00 for Asbestos sampling & report for 16542 Blackbeard #105.
* James LeCourt Plumbing Invoice #89592 for $595.00 for new 1-inch ball valve using 1-inch pvc pip at the Common area Cabana Pool.
* James LeCourt Plumbing Invoice #89655 for $225.00 for water leak inspection from vents at 16542 Blackbeard #105.
* Aquatic Balance Invoice #121201 for $221.87 for Chemical conditioners for HOA Pools.
* Aquatic Balance Invoice #121393 for $85.00 for chemical controller not working.
* Aquatic Balance Invoice #121332 for $55.02 for chemicals at the Grunion Pool.
* Electronic Door and Gate Invoice #2370 Dated 9/5/2020 for $125.00 for Cabana gate service, gate stuck open, recommends new key switch.
* Show & Tell repairs for post remediation and drywall repairs dated 9/10/2020 for $4200.00 for insulation and dry wall repairs after HOA plumbing leak at 16581 Grunion #104.
* Benrich Plumbing for $1428.86, replaced Boiler pump and pump grinds due to continuous intermittent grinding noise disturbance and concern for pump failure at Grunion side boiler.
* Majority Rules Reconvened for $385.00 for reconvened election for annual at the Cabana Clubhouse.
* Ratified bulk asbestos report, asbestos test for 16542 Blackbeard #107, report came back negative.
* Ratified Allstate Environmental Spore Trap Fungal Lab report for 16581 Grunion #104.

**The Board TABLED and did not approve payment of the following invoices from 24-HRC for the following approved urgent restoration and mold remediation invoices:**

* 24-HRC Invoice #33639 for 4852 Cabana #207 for Restoration Emergency Service for $451.77
* 24-HRC Invoice #33397 for 16542 Blackbeard #204 for Mold & Remediation Services for $1,198.28.
* 24-HRC Invoice #33640 for 16581 Grunion #107 for Mold & Remediation Services for $3,000.
* 24-HRC Invoice #33642 for 16581 Grunion #107 for Mold & Remediation Services for $3,630.01.
* 24-HRC Invoice #33626 for 16542 Blackbeard #205 for Build back Repairs for $2,222.52

**The Board TABLED and did not approve payment of the following invoices for James LeCourt Plumbing and stated that the following plumbing invoices be billed directly to the homeowner.**

* JLP Invoice #89880 for 16512 Blackbeard Ln #102 for vanity sink cold side angle stop for $375.00.
* JLP Invoice #89486 for 4831 Lago #304 for Toilet Filler Valve running for $385.00.

Approval for Liens:

A motion was made, seconded and unanimously carried to Approve the Authorization to proceed with a lien for account number ending 00150-2

**TREASURER’S REPORT**

August 2020 Financial Statements

A motion was made, seconded and unanimously carried to APPROVE the August Financial.

**COMMITTEE REPORTS**

Architectural Committee

Michael Barto nominated as Architectural Committee Chair.

16512 Blackbeard

Michael Barto reported this for installation of new windows without ARC approval.

Parking Committee

No committee members as of meeting date.

Landscape Committee

No report.

Public Safety Committee

Surveillance Security Camera Systems include a bid for proposal in New Business.

Rules and Regulations Committee

Michael Deitrick, Mike Peduzzi and Mary Williams.

Appointment of New Committee Members

See above.

**UNFINISHED BUSINESS**

A motion was made, seconded, and unanimously carried to pay to below invoices for 24HRC.

|  |  |
| --- | --- |
| 24 HRC Invoice # 33639 for $451.77  24 HRC Invoice # 33397 for $1,198.28  24 HRC Invoice # 33640 for $3,000.00  24 HRC Invoice # 33642 for $3,630.01  24 HRC Invoice # 33626 for $2,222.52  24 HRC Invoice # 33634 for $1,529.94 | Emergency Services 4852 Cabana #207  Mold & Remediation 16542 Blackbeard #204  Mold & Remediation 16581 Grunion #107  Mold & Remediation 16581 Grunion #107 this unit was found to have more extensive damages  Build-back Service 16552 Blackbeard #205  Remediation Service 16581 Grunion #107 |

**16542 Blackbeard #107 – Bruno Pedroni –** Sunny Hills proposals to be sent to Mikel Borzi and the rest of the newly elected Board of Directors. Board will work with Homeowner and give direction to Management.

**NEW BUSINESS**

Antis Roofing: 16581 Grunion #106 Gutter and Down Spout

Proposal dated 9/14/20 Antis #A15412 for downspout replacement for a cost of $690.00, and gutter trough replacement for a cost of $500.00

A motion was made, seconded, and unanimously carried to approve this bid from Antis Roofing.

Electronic Door & Gate: New Box & Key Switch Proposal

Proposal dated 9/5/20, received 9/16/20 for $2,141.50 for Cabana gate.

A motion was made seconded and tabled for further review.

MCC Contractors: 4791 Lago Dr. #207 Deck Repairs & Waterproofing Proposal

Item A $4,295.00 and Item B $780.00 Add 2x2 Balusters to Guard Railing

A motion was made, seconded, and unanimously carried to approve these bids from MCC Contractors.

Show & Tell: 102 Cabana Garage Stucco Repairs

Proposal dated 9/16/20 to repair stucco broken out for $325.00

The Board reviewed proposed repairs and directed management to coordinate work between Show and Tell and S&A Landscape. A motion was made, seconded, and unanimously carried to approve the bid from Show & Tell.

Horizon Lighting: Estimate #34613-1 dated 8/26/20 for not counted underwater pool light in in Cabana Pool from recent pool lights to replace incandescent light fixture to LED for $1,099.48.

The Board of Directors reviewed this proposal sent to Management. A motion was made, seconded, and carried to TABLE this proposal, Management was directed to request a reduced price due to the missed light being replaced when other pool lights were done.

Spectrum Community Solutions: Proposal for Spectrum Internet & Spectrum TV

Proposal for 180 Units for per Unit Rate of $47.25, Estimated Mo. Total $8,505.00

Spectrum incentive to make one-time payment per Unit to Owner of $100.00

A motion was made, seconded, and unanimously carried to deny this proposal.

Put back Proposals: 16581 Grunion #107

Directors to review proposals received for Post Repairs for Insulation, Drywall, Texture: 24-HRC for $3,175.34, proposal from MCC broken out in 3 Items for Total of $4,195.00

A motion was made, seconded, and unanimously carried to approve this proposal.

Sunrise Surveillance: IP Surveillance System Proposal

Directors to review proposal sent to Management.

A motion was made, seconded, and unanimously carried to table this proposal.

Homeowner Requests

|  |  |
| --- | --- |
| **Homeowner/Address** | **Request** |
| 16512 Blackbeard #203 | Vendor Gate Code Request |

A motion was made, seconded, and unanimously carried to deny this request.

**HOMEOWNER FORUM**

***Any owner in attendance is permitted three minutes to address the Board regarding Association related issues. The Board may address the issues at that time or at a later meeting.*** *Once the homeowner forum has concluded, membership is welcome to observe the remainder of the meeting; however, they are not permitted to participate.*

**ANNOUNCEMENT**

The next meeting of Harbour Vista Homeowners Association Board of Directors was scheduled for Thursday, October 29, 2020 at 6:30PM via conference call or at the Cabana Clubhouse.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:16PM.

# ATTEST

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Name Title