

**HARBOUR VISTA HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
THURSDAY, JANUARY 28, 2021**

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
John Briscoe, Member at Large

Directors Absent:

Representing Powerstone: Matt Bosma, Community Manager

Others Present: Several Homeowners were present using GoToMeeting for Covid-19 compliance

CALL TO ORDER

The General Session meeting was called to order at 6:33 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 January 28, 2021.

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 December 15, 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:

Vendor	Address	Issue	Cost
Horizon Lighting – Inv #237278	4852 Cabana	Electrical Repair/concrete removal Pgs. 9-11	\$2996.83
Antis Roofing Inv#00012516	16542 Blackbeard Lane #201	Tile Removal and Relay/Tarp Pg 13	\$2997.00
SA Landscape Inv#431	Harbour Vista	Lace 13 Ficus – Pg. 14	\$5850.00
24HRC – 34189	4791 Lago #107	Emergency Service Cat 3 Pgs. 15-16	\$1500.53
24HRC - 34195	4791 Lago #205	Water Extraction Pgs. 17-18	\$741.45

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Approval for Liens:

None

TREASURER'S REPORT

December Financial Statements

A motion was made, seconded, and unanimously carried to APPROVE the December Financials.

COMMITTEE REPORTS

Architectural Committee

Michael Barto discussed the current projects within the community and brought up a discussion for a pre-hung door issue.

Parking Committee

Discussed issues within the community, Commercial vehicle parking.

Landscape Committee

No major issues to report. S/A Landscape is still working on tree trimming for the community.

Public Safety Committee

Meeting to be scheduled for February, etiquette letter to be sent to all homeowners/tenants.

Rules and Regulations Committee

Nothing to report.

NEW BUSINESS

Architectural Guidelines and Application for Approval

A motion was made seconded, and approved for Architectural guidelines to be adopted, no questions were posed to the Board during the posting period.

Request for Maps for Gates

This topic was moved to February for further discussion

Proposals to remove old Security Cameras

This topic was moved to February for further discussion

Proposal to remove old Heat Pump – Cabana Clubhouse

A motion was made, seconded, and unanimously carried to approve the proposal from White Mechanical to remove old heat pump from Cabana Clubhouse for \$713.00

Fence Menders Proposal to repair Heil Fencing

A motion was made, seconded, and unanimously carried to approve the fence repair proposal from Fence Menders for a total cost of \$4,310 for the fencing along Heil on the Grunion side of the Association.

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Fence Menders Proposal to repair Cabana Clubhouse Storage Gate

This topic was moved to February for further discussion

Cabana Clubhouse Fence Replacement Proposal

This topic was moved to February for further discussion, the Board has requested more vendors to bid on the project.

Security Key Fob Proposal

This topic was moved to February for further discussion.

Dryer Vent Replacement Proposal

A motion was made, seconded, and unanimously carried to approve the proposal from James LeCourt Plumbing for \$3,190.00 for the installation of 31' 3" of Perma-Liner at 16542 Blackbeard Lane unit #107.

Re-Pipe Discussion for 16521 Grunion

The Board of Directors requested a quote from Benrich to drain the Boiler in question, Association Manager Matt Bosma was also directed to check on the installation of the WYE strainers and why this wasn't helping the sediment issue.

Rules and Regulations for Ratification from the Board

A motion was made seconded and approved for Rules and Regulations to be adopted, no questions were posed to the Board during the posting period.

Gutter Cleaning Proposals

A motion was made, seconded, and unanimously carried to approve the gutter and roof cleaning proposal from Roofing Standards for a total cost of \$9,950.

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.

Topics discussed by homeowners included: Lighting issues, janitorial issues, community upkeep.

ANNOUNCEMENT

The next meeting of Harbour Vista Homeowners Association Board of Directors was scheduled for Thursday, February 26, 2021, at 6:30PM via conference call.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:14 PM.

ATTEST

Name

Title