

**HARBOUR VISTA HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
THURSDAY, FEBRUARY 25, 2021**

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**NOTICE OF MEETING**

The General Session meeting of the Harbour Vista Homeowners Association Board of Directors was held on the above date in person at the Cabana Clubhouse and 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:**

17 Homeowners were present in person and using Zoom for Covid-19 compliance.

**CALL TO ORDER**

The General Session meeting was called to order at 6:46 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 February 25, 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 January 28, 2021, 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:**

<b>Vendor</b>	<b>Address</b>	<b>Issue</b>	<b>Cost</b>
JLP #88548	16542 Blackbeard Ln #102	Hydro-jet / Camera Inspection	\$1025.00
JLP #88834	16581 Grunion Ln	No Irrigation Leak, behind garages under concrete.	\$3350.00
24HRC #34012	16512 Blackbeard Ln #206	Emergency Service	\$3409.67
Show & Tell #6169	102 Cabana	Sealing of Garage Foundation	\$1500.00
SA Landscape #0000452	Common Areas	Root Grind, landscape extras	\$1080.00

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Enviro Diagnostics #210114	4791 Lago #106	Asbestos/Mold Survey	\$890.00
Show & Tell #6132	4861 Lago Dr. #304	Wood component repair	\$1275.00
Show & Tell #6133	4791 Lago Dr. #104	Stucco and frame repairs to damaged garage #32	\$1125.00

Approval for Liens:  
None

**TREASURER'S REPORT**

December Financial Statements

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

**COMMITTEE REPORTS**

Architectural Committee

Michael Barto discussed the current projects within the community.

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

Maps and Signs were discussed for posting around the community. Low voltage lighting testing still being discussed.

Rules and Regulations Committee

Nothing to report.

**NEW BUSINESS**

Cabana Pool Fence Replacement Proposals

The Board of Directors has requested a meeting with Saddleback Fence and Vinyl to discuss their proposed fencing for the Cabana and Grunion Pools.

Utility Door Replacement/Frame on Balcony

A motion was made, seconded, and unanimously carried to not change the rules for replacement of utility doors. Door is paid for by homeowner while the door frame is paid for by the Association.

Land Lease Letter

A motion was made, seconded, and unanimously carried to have a letter written by Vice President Dietrich sent out to the membership with changes agreed to by the Board.

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Elevator Soft Start Update

A motion was made, seconded, and unanimously carried to approve the proposal from Kone to replace the elevator starters throughout the community. The starters will be replaced over the next year, a couple at a time.

Discussion for Benrich Boiler Work

The Board directed Manager Matt Bosma to request reimbursement for work not done from Benrich during the final quarter of 2020. The Board also raised questions on to when the boilers were last flushed and if the wrye strainers were installed upstream or downstream of the boiler.

Discussion of correspondence from Management.

The Board discussed correspondence and how to streamline projects and reduce the amount of confusion.

**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, ongoing boiler issues and possible new pedestrian gate keys.

**ANNOUNCEMENT**

The next meeting of Harbour Vista Homeowners Association Board of Directors was scheduled for Thursday, March 25, 2021, at 6:30PM via conference call.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:39 PM.

**ATTEST**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title