

**HARBOUR VISTA HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
THURSDAY, MARCH 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:**

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

**CALL TO ORDER**

The General Session meeting was called to order at 6:34 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 March 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 February 25, 2021, General Session minutes. A change was made in the minutes to show the amount of people present in person or using Zoom.
- 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.

<b>Vendor</b>	<b>Address</b>	<b>Issue</b>	<b>Cost</b>
24HRC#34337	4791 Lago#106	Cat 3 Cleanup & remediation	\$709.62
24HRC#34338	4791 Lago #106	Cat 3 Cleanup & remediation	\$1187.64
24HRC #34336	4791 Lago #106	Cat 3 Cleanup & remediation	\$9042.04
White Mechanical #21-649	4852 Cabana	Removal of Heat pump	\$713.00
Lecourt #88349	16542 Blackbeard Ln #107	Main line sewer backup	\$585.00
Roofing Standards #28680	16512 Blackbeard #107	Roof repair	\$1950.00

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Enviro #210238	4791 Lago #106	Mold/Bacteria testing	\$1400.00
SA Landscape #0000501	Common Areas	Irrigations repairs	\$984.00

Vendor	Address	Issue	Cost
Lecourt #91520	16542 Blackbeard #107	Hydrojetting	\$1125.00
Personal Touch #232072	Common Area	Sewage cleanup – Additional (1/6/21) Extra cost above normal fee is 110.25	\$697.25
Show & Tell #6275	16551 Grunion Stairs	Wood component repairs	\$1475.00
Show & Tell #6295	Sidewalk Near Heil	Replacement of walkway	\$1245.00

Approval for Liens:

Unit # 00150-2 was discussed by the Board of Directors in Executive Session, the Board approved the removal of the Lien after documentation provided by the Homeowner.

Unit #00109-2 was discussed by the Board of Directors in Executive Session, the Board approved the removal of the collection fees from the homeowner account.

Unit # 00025-1 was discussed by the Board of Directors in Executive Session, the Resolution to record a Lien was signed.

**TREASURER'S REPORT**

February Financial Statements

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

**COMMITTEE REPORTS**

Architectural Committee

Michael Barto discussed the current architectural issues within the community.

Parking Committee

Discussed issues within the community, Commercial vehicle parking.

Landscape Committee

No major issues to report.

Public Safety Committee

Maps and Signs were discussed for posting around the community. Low voltage transformers are to be approved under new business during this meeting.

Rules and Regulations Committee

Nothing to report.

**NEW BUSINESS**

Cabana Pool Fence Replacement Proposals

A motion was made, seconded, and unanimously carried to approve the proposal from Saddleback Fence & Vinyl for the Cabana and Grunion Pools.

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Clubhouse TV Reimbursement

A motion was made, seconded, and unanimously carried to approve the reimbursement of \$601.03 to Michael Barto for the purchase of a LG TV for the Clubhouse.

Audio/Visual Equipment Reimbursement

A motion was made, seconded, and unanimously carried to approve the reimbursement of \$1076.42 to Michael Barto for the purchase of the Meeting Owl Pro-360 for the Clubhouse.

Security Camera Removal – New Bid

A motion was made, seconded, and unanimously carried to approve proposal from Horizon for the removal of the 5 security cameras (nonoperational) from the property for \$2440.43.

Discussion for Benrich Boiler Work

Benrich Plumbing came to the meeting to discuss issues related to monthly shut off period, water pressure, and sediment issues. The Board has requested Benrich to test the water pressure of the property, Benrich said they would do the testing for free.

Grunion Garage Roof Repair Proposal

The Board discussed the issues of the garages to be repaired and has now requested full roof replacement proposals from two vendors.

Low Voltage Transformer Proposal

A motion was made, seconded, and unanimously carried to approve the proposal from Horizon for the installation of (2) new, 200-watt step-down transformers for \$1448.78.

Security Light Grunion Fire Exit Proposal

The Board has requested a lower wattage/voltage light proposal.

Resident Reimbursement Request

A motion was made, seconded, and unanimously carried to approve the reimbursement of a portion of the utilities for a resident after water damage/dry-out restoration procedures for \$378.59. Check to be sent to tenant for utilities in excess of normal use.

Resident Reimbursement Request

A motion was made, seconded, and unanimously carried to deny the request for reimbursement of plumbing fixtures caused by sediment issues.

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**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.

**ANNOUNCEMENT**

The next meeting of Harbour Vista Homeowners Association Board of Directors was scheduled for Thursday, April 29, 2021, at 6:30PM via conference call.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:30 PM.

**ATTEST**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title