

**HARBOUR VISTA HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
THURSDAY, APRIL 29, 2021**

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
Mariette van den Bersselaar, Treasurer
Mikel Borzi, Secretary
John Briscoe, Member at Large

Directors Absent:

Representing Powerstone: Matt Bosma, Community Manager

Others Present: 16 Homeowners were present in person and using Zoom for Covid-19 compliance.

CALL TO ORDER

The General Session meeting was called to order at 6:42 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 April 29, 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 March 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.

Vendor	Address	Issue	Cost
Antis #13334	16542 BBL #201	Tile removal and relay, temp patch repair	\$3570.00
BBQ #16256	Community BBQs	Cleaning of all community BBQs	\$1613.00
Bugman #69139	4831 Lago #206	Termite treatment in attic	\$1325.00
Horizon #237278	Common Area	Cut line, new concrete, repairs	\$2996.83
LeCourt #88425	16581 Grunion #102	Pin hole leak in copper pipe behind drywall.	\$1312.50

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Vendor	Address	Issue	Cost
LeCourt #90551	Common Area	Lago Drive—Excavation repair	\$8535.00
LeCourt #90589	16542 Blackbeard #105	Reroute- Pex	\$2450.00
LeCourt #91553	16542 Blackbeard	Slab leak Detection	\$325.00
Matt Bosma Reimbursement		Parking Violation Stickers	\$113.84

Board Requested more documentation from Kone for invoice

Kone #1158077509		Elevator Repair	\$1328.19
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Approval for Liens:

The Board looked over the Lien Report during Executive Session.

TREASURER’S REPORT

March Financial Statements

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

NEW BUSINESS

Water Pressure/Samples Results – Supplied by Management

Management reported to the Board of Directors on the water pressure testing. There is no issue with water pressure coming out of the boilers.

Ballot & CC&R Extension Discussion

Legal counsel to draw up ballot for future vote to extend the CC&Rs.

Attorney for Land Lease Document Discussion

Director Briscoe to consult with outside legal counsel on Land Lease, not to exceed \$3,000.00.

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Path Lighting Discussion

Management to order 10 more pathway lights.

Grunion Garage Roof Proposals

A motion was made, seconded, and unanimously carried to approve the proposal from Antis Roofing for garages located at #47, whole roof to be replaced for \$24,891.00. The tiles will not be replaced.

New Gate Call Box System

A motion was made, seconded, and unanimously carried to approve the proposal from Sunrise Security for \$10,649.48 for a new entry system for the community.

Clubhouse Chair Discussion

Director Briscoe to take a chair to a local upholstery company to check on pricing to have the chairs in the clubhouse reupholstered.

Building Address Numbers Discussion

The Board directed Management to obtain a proposal to add address numbers to the remaining sides of the community that do not have addresses.

Set Election Date

A motion was made, seconded, and unanimously carried to approve the election date of July 29th, 2021.

The Board of Directors met with a resident after general session to discuss the current hot water issues at 16521/16551 Grunion Lane. The Board directed Management to send out Benrich Plumbing to check for crossover valve issues.

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, May 27, 2021, at 6:30PM via conference call.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:10 PM.

ATTEST

Name

Title