

September 22, 2009

To the Editor, Harbor Beam

Subject: "Dollars and Sense"

I recently attended 2 meetings of the Finance and Projects Committee. The subject was a review of the process for the annual Reserve Study. We all know, or should, that legally we homeowners have to fund for the future life of our building. That means an assessment for us all; the amount has yet to be determined by the Board. The meeting was chaired by Tom Setterlund (Board President) and the following homeowners attended: Dick & Joy MacDonald, George & Sandra Rendell, Stewart Sexton, Guy Zebert. Also present were Lisa Frasquillo and Victor Lozada, our on-site Manager and Building Engineer.

This group went over the entire externally provided study of our building and all the components life span, and which items needed to be funded in the coming year. Contrary to what some would think was a "rubber stamp" approval, at least 125 items were reviewed individually and thoroughly for cost and timing. My own time element was about 4 hours and all the preparation data was done by others in the room.

I have personally known all the homeowners except Tom for many years and you have no idea how much time and effort they have put in for the betterment of our HOA, and they continue as this note is written. In the short time I've known Tom, I consider him very dedicated and extremely able to lead our Board in final decisions. Lisa and Victor really did a fine job for their portions which is substantial. All these people have earned your support. The homeowners do all this fine work for free, with not enough thanks in my opinion. Lisa and Victor work diligently for us and, believe me, they earn their pay in my opinion.

In closing I would urge you all to refrain from the old adage: "They do what they want and forget about us." As a matter of fact they are us. If anyone wants to help out just start participating and I guarantee you will be welcomed.

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