

HarborPlace Tower Homeowners Association

Board of Directors

Open Session Minutes

May 27, 2009

OPENING

Proof of Notice of the meeting was posted in accordance with state law and governing documents.

Board President Tom Setterlund called the meeting of the Board of Directors for HarborPlace Tower Homeowners Association to order at 6:30 p.m. in the P-1 Conference Room.

Present

President Tom Setterlund, Vice President Tom Lawson, Treasurer Phil Wendt, Secretary Rob Damico, Member at Large Kevin Chinnock (arrived late), Debra McGary of Horizon Management and Association Manager Lisa Frasquillo.

HOMEOWNERS FORUM

APPROVAL OF MINUTES

- Minutes of the April 29, 2009 meeting were approved. Motion made by Phil Wendt, Tom Lawson seconded; Rob Damico abstained, motion carried.

PRESIDENT'S REPORT – Report by Tom Setterlund

Calendar

Calendar for June as follows:

June 24 Monthly Board Meeting

Resolution to Record Lien

The Board reviewed the Notice of Delinquent Assessment (pre-lien letter) sent to the owners of the property identified as Assessor Parcel Numbers 7278-006-119, 7278-006-186, 7278-006-029. The owners, as of the date of this Board meeting, have not requested internal dispute resolution (IDR). A majority of the Board members voted to authorize Horizon Management Company or other designee to record the liens for the amount of any delinquent assessments, late charges, interest and/or costs of collection (including the fees and costs of preparing the liens against the owners of the property, fees for coordinating enforcement of the liens between designee, and attorneys' fees), if IDR is not requested and payment in full is not received by the Association by 5:00 p.m. June 3, 2009 respectively. Thirty five (35) days after recordation of the lien, if the delinquency persists, the Board authorizes its designee to enforce the liens. This resolution is attached hereto and incorporated by reference. Rob Damico made a motion to record the liens, Tom Lawson seconded; motion carried unanimously.

TREASURER'S REPORT – Phil Wendt

- Reserve fund balance is \$1,525,429
- Construction account balance is \$279,657
- Operating balance is \$22,112.

Tom Lawson made a motion to accept the Treasurer's report, Kevin Chinnock seconded; motion carried unanimously.

OLD BUSINESS

Promenade Reconstruction Project

Tabled until next month

Valve relocation for unit #1201

Tabled until next month

Rules Revision

Rob Damico made a motion to accept the proposed rule change regarding bicycles/Segway, Phil Wendt seconded; motion carried unanimously. The proposed change will be mailed to homeowners for a 30 day comment period.

NEW BUSINESS

Architectural Application

Rob Damico made a motion to approve the architectural application for unit #1108, Tom Lawson seconded; motion carried unanimously.

Proposal for Unit #408 Balcony Door

Phil Wendt made a motion to accept the Broadway Glass proposal in the amount of \$1,648.38 to make the necessary repairs to the sliding glass doors in unit #408, Rob Damico seconded; motion carried unanimously.

MANAGEMENT REPORT AND PROPOSALS

The Board reviewed correspondence both sent and received.

Management report for May was reviewed.

ADJOURN

President Setterlund adjourned to Executive Session to discuss delinquencies and homeowner matters of HarborPlace Tower Homeowners Association at 7:43 p.m.

I, Rob Damico, Secretary of the HarborPlace Tower Homeowners Association, certify that the above is a true and correct transcript from the minutes of an open session of the Board of Directors of HarborPlace Tower Homeowners Association held at Association's place of business on May 27, 2009, and that the meeting was duly called and held in all respects in accordance with the laws of the State of California and bylaws of the corporation and that a quorum of the board was present.

Rob Damico, Secretary

Date