

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
April 28, 2021

CALL TO ORDER

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

President Ed Robinson called the meeting of the Board of Directors of HarborPlace Tower Homeowners Association to order at 6:35 pm via zoom.

PRESENT

President Ed Robinson, Vice President Sallie Swift, Member at Large Lilia Bolgov, Debra McGary, Horizon Management, and Association Manager Christina Ravelo.

ABSENT

Bob Lambros, Treasurer
Mike Morales, Secretary

APPROVAL OF MINUTES

The Board reviewed the minutes of the March 22, 2021 Board of Directors meeting. Sallie Swift made a motion to approve the minutes as amended. Lilia Bolgov seconded; motion carried unanimously.

PRESIDENT'S REPORT - by Ed Robinson

CALENDAR FOR MAY 2021 – The Board reviewed the May calendar which was accepted as presented.

RESOLUTIONS TO RECORD LIENS

NA

TREASURER'S REPORT – Report by Ed Robinson

Operating Budget: As of March 31, 2021, the adjusted operating position has a net loss of \$27, 523 year-to-date.

Effective Operating Funds: \$330,892

Reserve Fund Balance as of March 31, 2021: \$1,958,225

Cash in Reserves as of March 31, 2021: \$558,225

Total Delinquencies: \$49,235

Sallie Swift made a motion to accept the treasurer's financial report as given. Lilia Bolgov seconded; motion carried unanimously.

OLD BUSINESS

Elevator Modernization Update

The Manager reported that Specialized is delayed on the freight elevator by approximately three weeks which pushes the inspection to the last week of May or early June. This also delays the interior cabs installation to June 29th thru July 16th.

Promenade Deck—Expansion Joint Replacement Update

The Manager reported that Danny from Martin Paint has completed the east side of the deck along with both driveways. The Manager informed the Board that Danny has found 65 more tiles that are cracked and need replacement. The cost is \$65 per tile. The Board will vote by email on how to proceed and ratify the decision at the next meeting.

Garage Painting Update

The Manager reported that VWC will be completed with visitor parking by Friday and will move into P1 resident parking starting May 3rd.

Promenade Restrooms

A deposit for materials was submitted to Neighbors Construction. Once materials are received, Neighbors will provide a start date.

NEW BUSINESS

Tree Trimming

Sallie Swift made a motion to approve the proposal from So Cal Landscape to trim the trees for \$4900. Lilia Bolgov seconded; motion carried unanimously.

Recoat Water Tank

Sallie Swift made a motion to approve the proposal from Angelus to pressure wash, recoat the water tank for \$24,000. Lilia Bolgov seconded; motion carried unanimously. It was also noted that a fire pump truck will need to be on standby during this process (8-10 days). Management is getting quotes.

Ratify Proposals

Sallie Swift made a motion to ratify the proposals listed below that were approved in between the last board meeting. Lilia Bolgov seconded; motion carried unanimously.

- Sky rider—Annual Inspection with hoist removal for \$3,600.
- Sky rider—Repairs to the equipment (basket & stage) for \$3,431.16.
- Bill Wheeler Electric Services—Epower Connection on elevators for \$11,542.43.
- Platt Security Systems—Software upgrade to new system for \$5000.
- ABM Electrical Power System—Reprogramming and testing the ATS switch for the elevators for \$1250.

FHA Renewal

Sallie Swift made a motion to approve the renewal process to have HPT get recertified for HUD finance for \$765. Lilia Bolgov seconded; motion carried unanimously.

Architectural Applications

#2003—The Board reviewed the application from unit 2003 to install luxury vinyl plank flooring. Sallie Swift made a motion to deny the application until the proper underlayment is submitted. Lilia Bolgov seconded; motion carried unanimously.

#2109—The Board reviewed the application from unit 2109 to install laminate flooring. Sallie Swift made a motion to deny the application until the proper underlayment is submitted. Lilia Bolgov seconded; motion carried unanimously.

Manager's Report —by General Manager Christina Ravelo.

HOMEOWNERS FORUM

Homeowners commented on the tree trimming, the floor replacement and lighting for P2/P3 elevator lobbies.

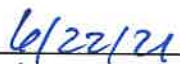
ADJOURN

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 7:25 pm.

I, Michael Morales, 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 via zoom on April 28, 2021 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.



Michael Morales, Secretary



Date