

**HarborPlace Tower Homeowners Association**  
**Board of Directors**  
**Open Session Minutes**  
**May 26, 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, Treasurer Bob Lambros, Member at Large Lilia Bolgov, Debra McGary, Horizon Management, and Association Manager Christina Ravelo.

**ABSENT**

Mike Morales, Secretary

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the April 28, 2021 Board of Directors meeting. Sallie Swift made a motion to approve the minutes as amended. Ed Robinson seconded; motion carried unanimously.

**PRESIDENT'S REPORT** - by Ed Robinson

**CALENDAR FOR JUNE 2021** – The Board reviewed the June calendar which was accepted as presented.

**RESOLUTIONS TO RECORD LIENS**

The Board reviewed the Notice of Delinquent Assessment (pre-lien letter) sent to the owner of the property identified as Assessor's Parcel Number #7278-066-129. The owner, as of the date of this Board meeting has not requested internal dispute resolution (IDR). The Board voted to authorize Horizon Management Company or other designee to record the lien for the amount of any delinquent assessments, late charges, interest and/or costs of collections (including the fees and costs of preparing the lien against the owner of the property, fees for coordinating enforcement of the lien 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 30, 2021. Thirty (30) days after recordation of the lien, if the delinquency persists, the Board authorizes its designee to enforce the lien. Bob Lambros made a motion to record the lien, Sallie Swift seconded; motion carried unanimously.

**TREASURER’S REPORT – Report by Bob Lambros**

Operating Budget: As of April 30, 2021, the adjusted operating position has a net loss of \$50,025 year-to-date.

Effective Operating Funds: \$308,098

Reserve Fund Balance as of April 30, 2021: \$1,895,987

Cash in Reserves as of April 30, 2021: \$535,987

Total Delinquencies: \$46,686

Bob Lambros made a motion to re-invest up to \$600,000 at best rate and maturity. Sallie Swift seconded; motion carried unanimously.

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 June. This also delays the interior cabs installation to June 29<sup>th</sup> thru July 16<sup>th</sup>.

**Promenade Deck—Expansion Joint Replacement Update**

The Manager reported that Danny has encountered issues with people walking through wet joints and tracking the footprints across the promenade which have caused him to redo areas again.

Bob Lambros made a motion to ratify the proposal from Martin Allcoat to replace the additional 65 tiles for a total of \$4225. Sallie Swift seconded; motion carried unanimously.

**Garage Painting Update**

The Manager informed the Board that the garage painting should be completed the 1st week of June. Many residents have provided positive feedback regarding the painting.

**Promenade Restrooms**

The Board was informed of the October 4<sup>th</sup> start date for the remodel. The Board noted that since the deposit was already submitted to Neighbors Construction, it was expected that materials are being ordered/purchased or the deposit should be returned. The Manager was asked to reach out to Neighbors to confirm. Temporary restrooms options were also discussed.

## **NEW BUSINESS**

### **Fire Pump Truck of Water Tank Recoat**

Bob Lambros made a motion to approve the proposal from Affordable Fire Services to provide a fire pump truck on standby during the recoating of the water tank for \$2695 a day. The recoating is expected to take 8-10 days. Sallie Swift seconded; motion carried unanimously.

### **Optional Painting in Common Areas**

The Board reviewed the proposals from VWC to paint the P1 trash room hallway and misc. doors. Bob Lambros made a motion to accept the proposal to paint the P1 trash room for \$2415.89 from VWC. The proposal for painting misc. door was not approved. Lilia Bolgov seconded; motion carried unanimously.

### **Hallway Remodel**

The Board discussed the color samples and finishes for the hallway remodel. They addressed some concerns regarding the durability of the proposed flooring and how to clean the proposed wallpaper selections. The Board will relook at the options again and revisit at the June meeting.

### **Donation of Broken Gym Equipment**

Ed Robinson made a motion to donate a broken weight machine to a local boxing gym. Sallie Swift seconded; motion carried 3-0 Bob Lambros abstained.

### **Architectural Applications**

**#201**—Sallie Swift made a motion approve the architectural application for unit 201 to replace kitchen and bathroom cabinets, bathroom vanity, laundry sink, reroute hot water main line around kitchen cabinets, and new lighting fixtures, receptacles CFC and switches and paint the unit. All permits were submitted. Bob Lambros seconded; motion carried unanimously.

### **2020 Draft Audit**

Bob Lambros made a motion to accept the 2020 audit as final and directed Horizon Management to mail it out to the membership. Sallie Swift seconded; motion carried unanimously.

**Manager's Report** —by General Manager Christina Ravelo.

## **HOMEOWNERS FORUM**

Homeowners commented on the 2020 audit and face masks.

**ADJOURN**

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 8:08 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 May 26, 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.

  
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Michael Morales, Secretary

  
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Date