

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
September 29, 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 6:33 pm via zoom.

PRESENT

President Ed Robinson, Vice President Sallie Swift, Treasurer Bob Lambros, Secretary Mike Morales, Member at Large Lilia Bolgov, Debra McGary Horizon Management, and Association Manager Christina Ravelo.

APPROVAL OF MINUTES

The Board reviewed the minutes of the August 25, 2021 Board of Directors meeting. Bob Lambros made a motion to approve the minutes as amended. Mike Morales seconded; motion carried unanimously.

PRESIDENT'S REPORT - by Ed Robinson

Ed Robinson reported that the last meeting of the year will be on Monday, December 6th.

CALENDAR FOR OCTOBER 2021 – The Board reviewed the October calendar.

COMMITTEE UPDATES

Upcoming committee events were added to the October calendar--“Yoga on the Promenade” on October 2nd, Events Committee meeting on October 12th and Sunday Brunch on October 24th.

RESOLUTIONS TO RECORD LIENS

NA

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of August 31, 2021, the adjusted operating position has a net loss of \$38,745 year-to-date.

Effective Operating Funds: \$319,379

Reserve Fund Balance as of August 31, 2021: \$1,871,903

Cash in Reserves as of August 31, 2021: \$271,903

Total Delinquencies: \$41,351

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

Ed Robinson reported that the software manufacturer, Elevator Controls, worked for 3 days to work on the elevator system. The manager also reported that elevators will need an electrical "earth ground wire" to eliminate interference.

Promenade Restroom Remodel

The Manager reported that an email was sent and notices were posted advising residents of the start date for the remodel.

2022 Reserve Study

After review, draft 3 of the reserve study will require additional revisions.

2022 Operation Budget

The Board will have another meeting to review and discuss the operating draft budget for 2022.

EV Charging Stations

Ed Robinson reported that a presentation was given by AXIS Energy who proposed running electrical from the homeowner's parking space to their individual electrical meter.

P2/P3 Elevator Lobbies

Ed Robinson made a motion to approve the proposal from Restoration Unlimited to remodel the P2 & P3 elevator lobbies for \$19,219.20. Sallie Swift seconded; motion carried 4-1; Bob Lambros opposed.

Hallway & Penthouse Remodel

Management is still waiting on proposals. The matter was tabled until next month.

NEW BUSINESS

Broken Pipe Replacement

Bob Lambros made a motion to accept the proposal from HCI to replace the corroded 14ft pipe for \$3,660. Sallie Swift seconded; motion carried unanimously.

Temporary Fire Pump Service

Bob Lambros made a motion to accept the proposal from Fire Pumps R Us to provide a temporary fire pump for 1 day for \$2610. Sallie Swift seconded; motion carried unanimously.

Epoxy Injections

Bob Lambros made a motion to amend the motion approved on October 28, 2020 for Angelus to do epoxy injections in the parking structure for a not to exceed \$10,000 to increase the amount by \$3,000 to \$13,000 to accommodate the additional work completed. Sallie Swift seconded; motion carried unanimously. The new proposal from Angelus for epoxy injections will be tabled until the report from the structural consultant is received.

Pool & Spa Maintenance

The matter was tabled until next month.

Architectural Applications

#1209—Sallie Swift made a motion to approve the architectural application from unit 1209 to install new hard surface flooring. Mike Morales seconded; motion carried unanimously.

#1410— Sallie Swift made a motion to approve the architectural application from unit 1410 to install new hard surface flooring, replace kitchen countertops, faucets, appliances, cabinets and install carpet in the bedroom. Mike Morales seconded; motion carried unanimously.

Manager’s Report —by General Manager Christina Ravelo.

HOMEOWNERS FORUM

Homeowners commented on deliveries that require the signature, holiday staff fund, and a food drive for holidays.

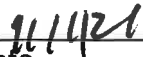
ADJOURN

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 8:29 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 September 29, 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