

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
April 21, 2022

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 in the P1 Conference Room and via zoom.

PRESENT

President Ed Robinson, Secretary Mike Morales (via zoom), Treasurer Bob Lambros, Director at Large Caroline Ta, Debra McGary Horizon Management, and Association Manager Christina Ravelo.

ABSENT

Vice President Sandra Rendell

APPROVAL OF MINUTES

The Board reviewed the minutes of the February 1, 2022 Board of Directors meeting. Ed Robinson made a motion to approve the minutes as amended. Bob Lambros seconded; motion carried unanimously.

PRESIDENT'S REPORT - by Ed Robinson

CALENDAR FOR MAY 2022 – The Board approved the calendar for May 2022.

COMMITTEE UPDATE

Ed Robinson reported that the committee will have to be placed on hold until a board liaison is available.

RESOLUTIONS TO RECORD LIENS

NA

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of March 31, 2022, the adjusted operating position has a net loss of \$96,414 year-to-date.

Effective Operating Funds: \$268,202

Reserve Fund Balance as of March 31, 2022: \$2,119,436

Cash in Reserves as of March 31, 2022: \$189,436

Total Delinquencies: \$33,466

Bob Lambros made a motion to re-invest up to \$800,000 at best rate and term; seconded by Caroline Ta. Motion carried unanimously.

Caroline Ta made a motion to accept the treasurer's financial report as given. Mike Morales seconded; motion carried unanimously.

OLD BUSINESS

Elevator Modernization Update

The Manager reported that Specialized will be sending out a tech to make final adjustments and John Reynolds stopped by to check in on the elevators.

EV Charging Stations

The Manager reported that ABM would like HPT to allow ABM to inquire with Edison on HPT's behalf to add additional power to the building to support EV stations in the parking stalls. The Board will not go forward if Edison cannot bill separately. Ed Robinson also reported on owner feedback regarding the concern of installing EV stations sooner rather than later.

P2/P3 Elevator Lobby Remodel Update

Restoration Unlimited is waiting on the floor to arrive then the remodel will be scheduled for mid-May.

Hallway & Penthouse Remodel

The matter tabled until next year.

Pool & Spa Maintenance

The Manager reported that PCW submitted a booklet with pool tile samples along with a proposal for the spa & pool repairs however we are still waiting on the proposal for the deck.

NEW BUSINESS

RideShine for Residents

The Board reviewed RideShine's response on insurance. The manager was asked to put in article in the newsletter to see if there is any resident interest for this service.

Ratify Grand Prix Proposals

Bob Lambros made a motion to ratify the proposal from Republic Services to provide a 40yard roll off bin during Grand Prix weekend for \$268. Caroline Ta seconded: motion carried unanimously.

Bob Lambros made a motion to ratify the proposal from Pacific Portables Services for fencing during the Grand Prix weekend for \$1376.32+ tax. Caroline Ta seconded: motion carried unanimously.

Bob Lambros made a motion to ratify the proposal from Vision Communications for additional radios during Grand Prix weekend for \$135. Caroline Ta seconded: motion carried unanimously.

Garage Re-Piping

Bob Lambros made a motion to accept the proposal from J&D Plumbing to replace 7 sections of sewer lines on P3 for \$6036. Mike Morales seconded: motion carried unanimously.

Management Contract

Bob Lambros made a motion to approve the increase of Horizon's monthly fee retroactive to January 2022 from \$4500 to \$4750 per month. Addendum language will be reviewed and rewritten to be consistent with original contract and previous amendments. Caroline Ta seconded: motion carried unanimously.

2021 Annual Audit

Bob Lambros made a motion to approve the 2021 audit submitted by Owens, Moskowitz subject to the two changes regarding the reserve study. Mike Morales seconded: motion carried unanimously.

Trash Chute Cleaning

Caroline Ta made a motion to approve the proposal from Southland Maintenance to clean the trash chute for \$1800. Bob Lambros seconded: motion carried unanimously.

Reserve Study

The Board reviewed two proposals from SMA Reserves and Association Reserves. The Board requested Horizon Management to provide two additional proposals for the May meeting.

Ratify Proposals

Bob Lambros made a motion to ratify the proposal from Equipment Depot for a new pallet jack in the amount of \$4500 plus tax. Caroline Ta seconded: motion carried unanimously.

Bob Lambros made a motion to ratify the proposal from Duthie Power Services to replace the heat exchanger on the fire pump for \$6823.19. Mike Morales seconded: motion carried unanimously.

Bob Lambros made a motion to approve the proposal from Fire Pumps R Us to provide a temporary fire pump for one day for \$3320 to make necessary repairs to the fire pump. Mike Morales seconded: motion carried unanimously.

Architectural Applications

#708—Caroline Ta made a motion to approve the architectural application to install new kitchen cabinets, appliances and countertops. Bob Lambros seconded; motion carried unanimously.

#1608—Bob Lambros made a motion to approve the architectural application install a new shower pan and drain along with new tile. Caroline Ta seconded: motion carried unanimously.

Grand Prix Recap

The manager provided a small recap of the weekend and the Board has requested to have a meeting to discuss security coverage and building passes allotment.

Manager's Report —by General Manager Christina Ravelo.

HOMEOWNERS FORUM

Homeowners discussed the car break-in that occurred in P1 resident parking, an option to make the middle gate between resident and visitor parking automated and window cleaning.

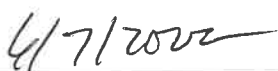
ADJOURN

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 8:33 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 on April 21, 2022 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