

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
May 25, 2022

CALL TO ORDER

In accordance with state law and governing documents, proof of notice of the meeting was posted with approximately 55hrs notice, which is less than the required due to a family emergency.

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, Vice President Sandra Rendell, Treasurer Bob Lambros, Director at Large Caroline Ta, Debra McGary Horizon Management, and Association Manager Christina Ravelo.

ABSENT

Secretary Mike Morales

APPROVAL OF MINUTES

The Board reviewed the minutes of the April 21, 2022 Board of Directors meeting. Bob Lambros made a motion to approve the minutes as amended. Caroline Ta seconded; motion carried unanimously.

PRESIDENT'S REPORT - by Ed Robinson

CALENDAR FOR JUNE 2022 – The Board approved the calendar for June 2022.

COMMITTEE UPDATE

NA

RESOLUTIONS TO RECORD LIENS

The Board reviewed the Notice of Delinquent Assessment (pre-lien letter) sent to the owners of the property identified as Assessor's Parcel Number #7278-006-113 and #7278-006-149. The owners, as of the date of this Board meeting have not requested internal dispute resolution (IDR). The Board 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 collections (including the fees and costs of preparing the liens against the owners of the properties, 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 17, 2022. Thirty (30) days after recordation of the liens, if the delinquency persists, the Board authorizes its designee to enforce the liens. Ed Robinson made a motion to record the liens, Bob Lambros seconded; motion carried unanimously.

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of April 30, 2022, the adjusted operating position has a net loss of \$65,656 year-to-date.

Effective Operating Funds: \$298,960

Reserve Fund Balance as of April 30, 2022: \$2,182,816

Cash in Reserves as of April 30, 2022: \$127,816

Total Delinquencies: \$30,998

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

OLD BUSINESS

EV Charging Stations

The Manager reported that AXIS Energy had not completed an install of the EMS in a high-rise building. The Manager is in contact with the building in San Jose that is in phase 1 sign up and will provide updates. Horizon will contact Chargeie to come out and walk the building to provide another option.

P2/P3 Elevator Lobby Remodel Update

The Manager reported that Restoration Unlimited will be back in early June to make the corrections to the elevator doors, flooring and touch up painting for both P2 & P3 lobbies.

Hallway & Penthouse Remodel

The matter tabled until 2023.

Pool & Spa Remodel

The Board reviewed the proposal from PCW for the pool and spa repairs. The Board is still waiting for proposals on the deck. Contract revisions will be sent to PCW for review before approved.

Reserve Study Proposals

Ed Robinson made a motion to approve the proposal from Association Reserves to conduct the full reserve study with site visit for the flat fee of \$1910.00 per year. Sandra Rendell seconded; motion carried unanimously.

2021 Annual Audit

The Board reviewed the 2021 audit with revisions and authorized Horizon to mail out the audit to homeowners.

NEW BUSINESS

Package Concierge Lockers

The Board reviewed the two options provided by Package Concierge to add additional lockers. Ed Robinson made a motion to add 5 modules with 42 more lockers for \$16,913. Sandra Rendell seconded. Ed Robinson and Sandra Rendell voted in favor. Bob Lambros and Caroline Ta voted in opposition. Motion failed.

Architectural Applications

#2203—The Board reviewed the architectural application to remove a pony wall, & non-load bearing wall in the kitchen, install vinyl flooring throughout the unit, paint, install new kitchen cabinets, replace the bathroom tiles and vanities, and remove the mater tub. The Board approved the application submitted by the potential owner pending the close of escrow.

#209—Bob Lambros made a motion to ratify the approved application for unit 209 to install a new kitchen countertop, faucet and sink. Caroline Ta seconded; motion carried unanimously.

#703—Bob Lambros made a motion to ratify the approved application for unit 703 to paint the interior of the unit. Caroline Ta seconded; motion carried unanimously.

Fuel Injectors

Ed Robinson made a motion to approve the proposal from Duthie Power Services to replace all 6 fuel injectors on the generator for \$4810.46. Bob Lambros seconded; motion carried unanimously.

Manager's Report —by General Manager Christina Ravelo.

HOMEOWNERS FORUM

Homeowners discussed the gym equipment, better communication between management and residents and the Ocean Blvd Art Work Pillars.

ADJOURN

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 8:25 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 on May 25, 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

7/5/22

Date