

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
July 27, 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 6:36 pm in the P1 Conference Room and via zoom.

PRESENT

President Ed Robinson, Treasurer Bob Lambros, Secretary Mike Morales, 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 June 29, 2022 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

CALENDAR FOR AUGUST 2022 – The Board approved the calendar for August 2022.

COMMITTEE UPDATE

NA

RESOLUTIONS TO RECORD LIENS

NA

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of June 30, 2022, the adjusted operating position has a net loss of \$104,167 year-to-date.

Effective Operating Funds: \$256,106

Reserve Fund Balance as of June 30, 2022: \$2,320,465

Cash in Reserves as of June 30, 2022: \$305,465

Total Delinquencies: \$34,609

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

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

OLD BUSINESS

EV Charging Stations

ABM--The Manager reported that we are waiting on the rep from Edison to do a site visit. **AXIS**—The Manager will reach out to the building in San Jose to see how progress is coming along before the meeting next month. **Chargie**—The Manager will reach out to get SCE paperwork for the board.

Hallway & Penthouse Remodel

The Manager reported that we are still awaiting proposals and stated that during the remodel would be a good time to replace the balancing valves on the 12th floor. PCW will provide a proposal.

Pool, Spa & Deck Remodel

The Board discussed the gas line proposal for the barbeque and fire pit. Before any action is taken, the Board will wait to hear confirmation from the city if they will allow the fire pit and barbeque in the pool area.

Gym Updates

The Manager reported that 10 gym surveys were received and that we are in the process of getting bids for the flooring, painting and new baseboards. The survey will close on August 31st.

NEW BUSINESS

Tree Trimming

Mike Morales made a motion to accept the proposal from So Cal Landscape to trim all the trees except for the Eucalyptus for \$3,450. Bob Lambros seconded; motion carried unanimously.

Window Cleaning

Bob Lambros made a motion to accept the proposal from Flash Cleaning Company for \$12,650 to perform window cleaning. Mike Morales seconded; motion carried unanimously.

Pre-Use Inspection for Window Cleaning

Bob Lambros made a motion to accept the proposal from FEIS for \$2,700 to conduct the pre-use inspection on the window cleaning equipment. Caroline Ta seconded; motion carried unanimously.

Power Outage Recap

Ed Robinson reported that after the recent power outage, the Board may want to consider adding one of the gates in visitor parking and, maybe, the staff kitchen and/or front desk area. The resident parking was also mentioned. The Manager will get proposals.

Grand Prix Changes

Bob Lambros and the Manager reported that changes to security staffing and the number of passes allocated based upon attendance have been made.

Architectural Applications

#2203—Bob Lambros made a motion to approve the application for unit 2203 to convert the bathtubs to shower only. Mike Morales seconded; motion carried unanimously.

Workers Comp Insurance

Ed Robinson made a motion to accept the proposal from Employers Preferred Insurance for new workers compensation coverage for \$2,880 effective August 1, 2022. Bob Lambros seconded; motion carried unanimously.

Barragan Proposal for Trash Bin

Bob Lambros made a motion to approve the proposal from Barragan Solid Waste to weld steel plates to the bottom of the trash compactor bins for \$2623.10. Caroline Ta seconded; motion carried unanimously.

LA Pool Guys

Bob Lambros made a motion to approve the proposal from LA Pool Guys to replace the Rola Chem Pumps for the pool and spa for \$1250.60. Mike Morales seconded; motion carried unanimously.

Correspondence Received

Ed Robinson addressed correspondence sent by owners.

Manager's Report —by General Manager Christina Ravelo.

HOMEOWNERS FORUM

Homeowners commented on weekend cleaning, weekend cleaning added to the budget for next year, homeless issues and guards.


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 on July 27, 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