

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
September 28, 2011

HOMEOWNERS FORUM

OPENING

Proof of Notice of the meeting was posted in accordance with state law and governing documents.

Board President Tom Setterlund called the meeting of the Board of Directors for HarborPlace Tower Homeowners Association to order at 6:45 p.m. in the P-1 Conference Room.

Present

President Tom Setterlund, Treasurer Stewart Sexton, Secretary Ed Robinson, Debra McGary of Horizon Management and Association Manager Lisa Frasquillo.

Absent

Vice President Tom Lawson, Member at Large Rob Damico

APPROVAL OF MINUTES

Minutes of the August 31, 2011 meeting were approved. Motion made by Ed Robinson, Stewart Sexton seconded; motion carried.

PRESIDENT'S REPORT – Report by Tom Setterlund

Calendar

Calendar for October as follows:

October 12	Monthly garage sweeping
October 24	HOA Finances Meeting
October 26	Monthly Board Meeting

Resolution to Record Liens (3)

The Board reviewed the Notice of Delinquent Assessment (pre-lien letter) sent to the owners of the property identified as Assessor's Parcel Numbers 7278-006-207, 7278-006-208, 7278-006-216. The owners, as of the date of this Board meeting, have not requested internal dispute resolution (IDR). A majority of the Board members 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 owner of the properties, fees for coordinating enforcement of the liens 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. October 30, 2011 respectively. Thirty (30) days after recordation of the liens, if the delinquency persists, the Board authorizes its designee to enforce the liens. This resolution is attached hereto and incorporated by reference. Stewart Sexton made a motion to record the liens, Rob Damico seconded; motion carried unanimously.

TREASURER'S REPORT – Stewart Sexton

- Reserve fund balance is \$1,530,822
- Construction account is closed
- Operating balance is \$103,727

Ed Robinson made a motion to authorize the reinvestment of \$250,000 from maturing CD's at the best available rate; Stewart Sexton seconded, motion carried unanimously.

The next HOA Finance meeting will be held on October 24th at 6:30pm in the P1 conference room.

Ed Robinson made a motion to accept the Treasurer's report, Tom Setterlund seconded; motion carried unanimously.

OLD BUSINESS

Hot water distribution problem

Tabled until next month's Board meeting

Exterior Leaks

Jim Kenway will be back for a walk through with BASF.

Promenade Lighting

Tom Setterlund will be calling lighting companies to find a low cost solution.

NEW BUSINESS

Promenade Furniture Proposal

Stewart Sexton will head up a new Promenade furniture committee if Rob Damico is not available.

Promenade Tile Cleaning Equipment

Tabled until next month's Board meeting.

Common Area Carpet Cleaning Proposal

\$5,000 will be added to the 2012 budget for carpet cleaning

J&D Clean Out Proposals

Ed Robinson made a motion to accept the J&D proposal (\$4,500), Grainger proposal (\$501) and the Martin Paint Proposal (\$680) for a total of \$5,681.00 to install new cleanouts in the 4 & 8 stacks; Tom Setterlund seconded, motion carried unanimously. This will be charged to the reserves.

MANAGEMENT REPORT AND PROPOSALS Management reports for August were reviewed.

ADJOURN

President Setterlund adjourned to Executive Session to discuss delinquencies and homeowner matters of HarborPlace Tower Homeowners Association at 8:25 p.m.

I, Edwin T Robinson, 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 at Association's place of business on September 28, 2011, 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.

Edwin T Robinson, Secretary

Date