

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
June 30, 2010

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 6:30 p.m. in the P-1 Conference Room.

Present

President Tom Setterlund, Vice President Tom Lawson, Treasurer George Rendell, Secretary Rob Damico, Debra McGary of Horizon Management and Association Manager Lisa Frasquillo.

Absent

Member at Large Phil Wendt.

HOMEOWNERS FORUM

APPROVAL OF MINUTES

Minutes of the May 26, 2010 meeting were approved as corrected. Motion made by George Rendell, Rob Damico seconded; motion carried unanimously.

PRESIDENT'S REPORT – Report by Tom Setterlund

Calendar

Calendar for July as follows:

July 20	Monthly garage sweeping
July 21	Bike Room Committee & Finance/Project Meeting
July 28	Monthly Board Meeting

Resolution to Record Liens

The Board reviewed the Notice of Delinquent Assessment (pre-lien letter) sent to the owners of the properties identified as Assessor's Parcel Numbers 7278-006-065, 7278-006-066, 7278-006-119. 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 owners 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. July 27, 2010 respectively. Thirty five (35) 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. Rob Damico made a motion to record the liens, Tom Lawson seconded; motion carried unanimously.

TREASURER'S REPORT – George Rendell

- Reserve fund balance is \$1,779,278
- Construction account balance is \$254,615
- Operating balance is \$31,068

Overall, we are within budget through the end of May.

Rob Damico made a motion to accept the Treasurer's report, Tom Lawson seconded; motion carried unanimously.

OLD BUSINESS

Promenade Reconstruction Project

George Rendell made a motion to authorize the Promenade Reconstruction Project not to exceed \$900,000.00 which includes replacing the landscaping as well as the actual construction as outlined in the package presented to the Board and included the use of a structural engineer to meet City code slope requirement. The Board also authorized a single bidder negotiation with Heritage Construction and approved the funding sources as outlined in the package presented to the Board. Rob Damico seconded; motion carried unanimously.

Approval Finance/Project Committee Meeting Minutes

George Rendell made a motion to accept the Finance and Project Committee meeting minutes for June 23, 2010, Rob Damico seconded, motion carried unanimously.

Finance/Project Committee

44 projects reviewed, 26 completed, 6 on hold, 1 in subcommittee, 8 in progress, 3 to vote on.

NEW BUSINESS

Architectural Applications (none)

Cancer walk

George Rendell made a motion to endorse the HarborPlace Tower Cancer Walk on August 22nd in Descanso Gardens that was proposed to the Board by Stewart Sexton, Rob Damico seconded; motion carried unanimously. This included authorizing the use of the Association's e-mail list to send a newsletter about the fund raising efforts and authorized a display in the P1 Lobby area.

Power washing the resident's balcony furniture

The Board accepted Stewart Sexton's offer to power wash the resident's balcony furniture. He will meet with the manager and set up a date.

New Editor for the Harbor Beam

George Rendell has volunteered to temporarily edit the newsletter, *The Harbor Beam*. We are still searching for a permanent editor for the newsletter.

Rental Agreement of the Promenade

Tabled until next month

Reserve Items

(0601) George Rendell made a motion to accept the Long Beach Floor Covering proposal in the amount of \$2,212.40 to re-carpet the Commercial unit Elevator vestibule and the P2 & P3 elevator vestibules, Rob Damico seconded; motion carried unanimously.

(0704) Tom Lawson made a motion to accept the Koppes proposal in the amount of \$2,320 to replace the caulking joint around the Pool and Jacuzzi, (work to be done in September after school starts). George Rendell seconded; motion carried unanimously.

MANAGEMENT REPORT AND PROPOSALS Management reports for June were reviewed.

ADJOURN

President Setterlund adjourned to Executive Session to discuss delinquencies and homeowner matters of HarborPlace Tower Homeowners Association at 7:50 p.m.

I, Rob Damico, 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 June 30, 2010, 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.

Rob Damico, Secretary

Date