

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
July 27, 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 6:35 p.m. in the P-1 Conference Room.

Present

President Tom Setterlund, Treasurer Stewart Sexton, Member at Large Rob Damico, Debra McGary of Horizon Management and Association Manager Lisa Frasquillo.

Absent

Vice President Tom Lawson and Secretary Neha Shah

Board Resignation

The Board accepts the resignation of Secretary Neha Shah.

Board Appoints New Member

Rob Damico made a motion to appoint Ed Robinson as the new Secretary of the Board, Tom Setterlund seconded, motion carried unanimously.

APPROVAL OF MINUTES

Minutes of the June 29, 2011 meeting were approved. Motion made by Rob Damico, Stewart Sexton seconded; Ed Robinson abstained, motion carried.

PRESIDENT'S REPORT – Report by Tom Setterlund

Calendar

Calendar for August as follows:

August 10	Monthly garage sweeping
August 1	Full Building power shut down
August 24	Budget Meeting
August 29	HOA Finances Meeting
August 31	Monthly Board Meeting

Resolution to Record Lien

The Board reviewed the Notice of Delinquent Assessment (pre-lien letter) sent to the owner of the property identified as Assessor's Parcel Number 7278-006-172. The owner, as of the date of this Board meeting, has not requested internal dispute resolution (IDR). A majority of the Board members voted to authorize Horizon Management Company or other designee to record the lien for the amount of any delinquent assessments, late charges, interest and/or costs of collections (including the fees and costs of preparing the lien against the owner 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. August 25, 2011 respectively. Thirty (30) days after recordation of the lien, if the delinquency persists, the Board authorizes its designee to enforce the lien. This resolution is attached hereto and incorporated by reference. Ed Robinson made a motion to record the lien, Stewart Sexton seconded; motion carried unanimously.

TREASURER'S REPORT – Stewart Sexton

- Reserve fund balance is \$1,535,105
- Construction account balance is \$9,964
- Operating balance is \$92,578

The next HOA Finance meeting will be held on August 29th at 6:30pm in the P1 conference room.

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

OLD BUSINESS

Promenade Project

Ed Robinson made a motion to accept change order #21 for credit in the amount of \$1,102, Rob Damico seconded; motion carried unanimously.

Bike Room Update

Resident Richard Carmichael has volunteered to speak to the City on behalf of the Association and start talks regarding the use of the visitor's parking as new bike storage.

Pet Enforcement Committee

Rob Damico gave a commentary report on the Pet Enforcement Committee. The Committee recommended grandfathering in current residents that have more than one pet, registration for all pets and that all residents follow proper protocol in the building.

NEW BUSINESS

Architectural Applications (#210 & #1703)

Rob Damico made a motion to accept the architectural application for unit #210 (Brooks) & unit #1703 (Phan) Stewart Sexton seconded; motion carried unanimously.

Lights on the Promenade

The Board discussed the recommendation made by Mark Savel regarding the lighting on the Promenade. Tom Setterlund will get with an architect and measure the foot candle lighting with a light meter.

Hot water problem

More data needs to be collected before a consultant can be involved in the current hot water problems. A survey/questionnaire will be sent by e-mail and in the newsletter.

Proposal to fence in swing stage

Tabled until next month

Skyrider proposal to fix swing stage

Stewart Sexton made a motion to accept the proposal from Skyrider in the amount of \$1,910 to fix the damage to the swing stage caused by vandals, Rob Damico seconded; motion carried unanimously.

Reserve Study meeting (Sexton)

Stewart Sexton reviewed the results of the Reserve Study Meeting held July 19th. There were minor changes to postpone items which will not be completed as scheduled in 2011. Major changes were proposed for the Promenade (0105) and Drain cleanouts (0458). The proposed changes will be forwarded to RSI.

MANAGEMENT REPORT AND PROPOSALS Management reports for June were reviewed.

GS Proposal

Ed Robinson made a motion to approve the GS Brothers proposal for an irrigation tech at \$45 per hour and a worker at \$30 per hour, (not to exceed 4 hours) to repair the pipes and wires cut by the city workers on Ocean Blvd, Rob Damico seconded; motion carried unanimously.

ADJOURN

President Setterlund adjourned to Executive Session to discuss delinquencies and homeowner matters of HarborPlace Tower Homeowners Association at 8:10 p.m.

I, Ed 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 July 27, 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.

Ed Robinson, Secretary

Date