

**HarborPlace Tower Homeowners Association**  
**Board of Directors**  
Open Session Minutes  
November 17, 2010

**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 6:37 p.m. in the P-1 Conference Room.

**Present**

President Tom Setterlund, Vice President Tom Lawson, Treasurer George Rendell and Association Manager Lisa Frasquillo.

**Absent**

Secretary Rob Damico and Debra McGary of Horizon Management.

**APPROVAL OF MINUTES**

Minutes of the October 27, 2010 meeting were approved. Motion made by George Rendell, Tom Lawson seconded; motion carried unanimously.

**PRESIDENT'S REPORT – Report by Tom Setterlund**

**Calendar**

Calendar for December and January as follows:

December 15	Holiday Party
December 21	Monthly garage sweeping
January 14	Intent to run forms due
January 18	Monthly garage sweeping
January 19	Finance Project Committee Meeting
January 26	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 7278-006-215, 7278-006-149, 7278-006-196, 7278-006-159, 7278-006-055. 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. December 16, 2010 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. George Rendell made a motion to record the liens, Tom Lawson seconded; motion carried unanimously.

**TREASURER’S REPORT – George Rendell**

- Reserve fund balance is \$1,883,306
- Construction account balance is \$199,267
- Operating balance is \$57,943

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

Tom Lawson made a motion to accept the Treasurer’s report, George Rendell seconded; motion carried unanimously.

**OLD BUSINESS**

George Rendell made a motion to approve the new Bike Room Proposal, Tom Lawson seconded; motion carried unanimously.

**NEW BUSINESS**

**Architectural Applications (no arch apps this month)**

**Form Nominating Committee**

Rob Damico agreed to chair the Nominating Committee, Ed Robinson and Bridget Ryan volunteered to be on the Committee.

**Sunland Proposal**

George Rendell made a motion to accept the Sunland Proposal in the amount of \$34,200 to make the window repairs specified, Tom Lawson seconded; motion carried unanimously.

**Tree Trimming**

George Rendell made a motion to accept both proposals from GS Brothers in the amounts of \$520.00 and \$1,410.00 to trim the Coral and Pear trees in front of the building located on Ocean Blvd, Tom Lawson seconded; motion carried unanimously.

**Tax Engagement Letter**

Tom Lawson made a motion to accept the proposal from Robert A. Owens to complete the 2010 Audit and prepare the 2010 tax returns in the amount of \$1,800.00 George Rendell seconded; motion carried unanimously.

**MANAGEMENT REPORT AND PROPOSALS** Management reports for November were reviewed.

**ADJOURN**

President Setterlund adjourned to Executive Session to discuss delinquencies and homeowner matters of HarborPlace Tower Homeowners Association at 7:45 p.m.

I, Tom Lawson, Vice President 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 October 27, 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.

\_\_\_\_\_  
Tom Lawson, Vice President

\_\_\_\_\_  
Date