

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
August 28, 2024

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 6:31 pm in the P1 Conference Room and via zoom.

PRESENT

President Ed Robinson, Vice President Bob Stanton, Treasurer Bob Lambros, Secretary Ellen Serbin, Member at Large Pawel Janowski, General Manager Christina Ravelo and Debra McGary, Horizon Management.

APPROVAL OF MINUTES

The Board reviewed the minutes of the July 31, 2024 Board of Directors meeting. Bob Lambros made a motion to approve the minutes as amended; Ellen Serbin seconded; motion carried unanimously.

PRESIDENT'S REPORT - by Ed Robinson

Ed Robinson reported, for full disclosure, that when the contractor removed his shower/tub there was a large hole in the slab and a second hole was discovered in the ceiling slab. A structural engineer was called out at the cost of the Association to inspect and provide a recommendation for repairs.

CALENDAR 2024 – The Board approved the September calendar with the addition of the CC&R Re-Write committee meeting date of September 10th at 6pm and the Reserve Study meeting on September 12th at 6:00pm.

COMMITTEE UPDATE – Ellen Serbin provided an update on the progress if the CC&R Rewrite Committee.

RESOLUTIONS TO RECORD LIENS

The Board reviewed the Notice of Delinquent Assessment (pre-lien letter) sent to the owner of the property identified as Assessor's Parcel Number #7278-006-141. The owner, as of the date of this Board meeting, has not requested internal dispute resolution (IDR). The Board 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 property, 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. September 21, 2024. Thirty (30) days after recordation of the lien, if the delinquency persists, the Board authorizes its designee to

enforce the liens. Bob Stanton made a motion to record the lien, Bob Lambros seconded; motion carried unanimously.

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of July 31, 2024, the adjusted operating position has a net gain of \$1,650 year-to-date.

Effective Operating Funds: \$147,152

Reserve Fund Balance as of July 31, 2024: \$3,316,390

Cash in Reserves as of July 31, 2024: \$76,390

Total Delinquencies: \$37,321

Bob Lambros made a motion to authorize the Treasurer to re-invest up to \$500,000 at best rate and term; seconded by Ellen Serbin. Motion carried unanimously.

Ellen Serbin made a motion to accept the Treasurer's July financial report as given. Ed Robinson seconded; Motion carried unanimously.

OLD BUSINESS

EV Charging Stations – No update.

Hallway & Penthouse Remodel – The Board reported that Bergeman has provided very nice carpet options and we are waiting on Bergeman to select the next meeting date.

Pool & Spa Remodel Updates – The Manager and Bob Lambros provided an update on the progress of the fire pit, barbeque, deck issues and wind barrier.

Sprinkler Inspection Repairs for Common Areas. The matter is tabled until next month.

Sprinkler Inspection Repairs for Testing and Unit Deficiencies. The matter is tabled until next month.

Card Reader for Freight Elevator. The matter is tabled until Specialized and HKA Elevator can provide additional information.

Replacement of Basket for Window Cleaning Proposal. The matter is tabled until next month.

Promenade Entrances. Bob Lambros made a motion to approve Professional Lock to add magnetic locks to the pool doors and promenade deck doors for \$3,382.04. Ellen Serbin seconded; motion carried unanimously.

NEW BUSINESS

1st Draft of 2025 Reserve Study. The Board will review the 1st draft of the reserve study provided by Association Reserves.

Emergency Circuit in Elevator Room Proposals. The Board requested that the manager confirm with Specilaized and/or HKA Elevators to see if the circuit in question was supposed to be included in the contract.

P1 Hallway Painting. The matter is tabled until a 3rd bid is received.

Yellow Curb Painting. The matter is tabled until a 3rd bid id received.

Architectural Application

Unit 1902—Ellen Serbin made a motion to approve the architectural application to install new hard surface flooring. Bob Lambros seconded; motion carried unanimously.

HOMEOWNERS FORUM

Homeowners commented on various matters.

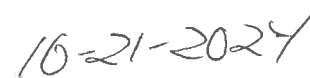
ADJOURN

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 8:15 p.m. to executive session.

I, Ellen Serbin, 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 August 28, 2024 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.



Ellen Serbin, Secretary



Date