

HARBOUR VISTA HOA.
Regular Membership Meeting



*****AGENDA*****

Date: Thursday, September 29th, 2022

6:30 PM General Session/ Homeowners Forum 7:30 Executive Session

Location: 4832 Cabana Dr. Huntington Beach, CA 92649

Zoom Meeting ID: 819 0215 6330 Passcode: HOA

<https://us06web.zoom.us/j/81902156330?pwd=THZOdUM5S2YvRzJpUVBDMnNYUm5GUT09>

Teleconferencing: Phone: +1 669 900 6833 US (San Jose)

Phone Meeting ID: 81902156330 Phone Passcode: 376841

GENERAL SESSION:

6:30pm

I. CALL TO ORDER

II. EXECUTIVE SESSION DISCLOSURE

III. HOMEOWNER FORUM (15 Minutes) (3 minutes per member)

Civil Code §4930 The board of directors of the association shall permit any member of the association to speak at any meeting of the association or the board of directors, except for meetings of the board held in executive session. A reasonable time limit for all members of the association to speak to the board of directors or before a meeting of the association shall be established by the board of directors.

IV. FINANCIAL REPORT as of August 31st, 2022

V. COMMITTEE REPORTS

A. Landscaping Committee Reports

B. Safety Committee

a. Safety Committee Report

b. Golden Eye - Estimate #1115

\$501.92

c. Newlight Property Maintenance - Electrical Quotes

Hand Carry

d. EDGCO - Drop Gate Proposal

\$3,080.00

C. Land Lease Committee

a. Baker & Baker Retainer Agreement

\$25 to \$420 per hour

b. Correspondence

c. Appraisal Report

D. Architectural Committee

a. Meeting Report

b. White Door Variance

c. Pulldown Ladder Application

E. Enforcement Committee (Parking)

F. Special Project

a. So Cal Gss Meter Updates for Boilers

\$14,421.84

VI. OLD BUSINESS

A. Approve General Minutes Dated August 25, 2022

B. Drymaster Invoices

a. #2022-1276 4861 Lago #104 Dry Out (6/28)

\$4,670.11

b. #2022-1200 4861 Lago SouthEast Cold Water Shutoff Value (6/16)

\$2,218.37

c. #2022-1264 16512 Blackbeard #306 HydroJet (6/27)

\$1,550.00

d. #2022-1434 16542 Blackbeard #103 (7/24)

\$2,160.76



C. KONE Elevator Invoices

- a. Elevator 16542 Blackbeard \$912.96
- b. Elevator 16542 Blackbeard \$2,247.70
- c. Maintenance Period nine elevators \$10,518.54

VII. NEW BUSINESS

- A. ProStar Preventative Maintenance Repair Proposal \$2,706.00
- B. DWI - Clean Impellers Proposal \$1,050.00
- C. Personal Touch
 - a. Two service call for each Doggie Stations per month \$29.00 per month
 - b. Clubhouse Cleaning \$44.00
 - c. Quarterly Walk Through \$258.00
- D. Audit and Tax Prep Engagement Letter \$1,550
- E. Fence Menders - Basketball Court Fence Proposal \$2,095.00
- F. 2021 Tax Return

VIII. SUMMARY OF ACTION TAKEN (REVIEW ONLY)

- A. Work Order Report
- B. Sanitation Report

IX. ADJOURNMENT OF GENERAL SESSION: approximately 7:30PM

- X. NEXT MEETING to be determined

Note: The Annual Meeting (Elections) will be held concurrently with the General Session Meeting. If there are at least 91 ballots, then the ballots will be counted. Once the count is completed, the new Board will be immediately be seated to hold their organization meeting and to continue the meeting.

**HARBOUR VISTA HOMEOWNERS' ASSOCIATION
 BOARD OF DIRECTORS EXECUTIVE SESSION
 THURSDAY, September 29, 2022, Approximately 7:30 PM,
 CABANA CLUBHOUSE
 (closed to the membership)**

EXECUTIVE SESSION:

- I. CALL TO ORDER
- II. Closed Hearing (if required)
- III. Approval of Executive Minutes dated August 31, 2022
- IV. Delinquency Report
- V. Collections Report
- VI. Violations
- VII. Legal
- VIII. Adjournment of Executive Session

approximately 7:30 PM

