MINUTES VIA VIDEO CONFERENCE
MEETING ID: 1489663534
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
JULY 22, 2020

BOARD MEMBERS PRESENT: Bill Pai, President
Paul Beusterien, Vice President
Gary Lym, Secretary
Carol Rivano, Treasurer
Walt Jacobs, Director
Susan Powell, Director

STAFF PRESENT: Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager

OTHERS PRESENT: Matt Pourfazaneh, CLASS President

CALL TO ORDER
President Pai called the meeting to order at 6:47PM.

ROLL CALL / APPROVAL OF AGENDA
Roll Call was conducted. Ms. Jaeger asked for permission to record the meeting for the purpose of providing accurate minutes. The Board agreed. The Board reviewed the agenda.

President Pai motioned and Treasurer Rivano seconded to approve the agenda as submitted.
VOTE: Motion carried unanimously (6-0)

OPEN FORUM
There were no items to discuss under Open Forum.

CONSENT CALENDAR
A. APPROVAL OF MINUTES
President Pai seconded motioned and Treasurer Rivano seconded to approve the minutes as submitted.
VOTE: Motion carried unanimously (6-0)

Secretary Lym motioned and Vice President Beusterien seconded to approve the consent calendar as submitted.
VOTE: Motion carried unanimously (6-0)

CLASS REPORT- CLASS President Matt Pourfazaneh presented the following update to the Board:

- Runway 30 Monday Morning Maintained:
    1. Has become major source of complainers for many residents
    2. Unfortunately the Settlement Agreement does not cover area
    3. After many discussions, our approach is to increase pressure on the airport to move the runway maintenance to its pervious time.

- HUSSH Departures:
    1. We met with FAA yet again regarding HUSSH procedure. No further progress has been made except that it appears doable and it is waiting to get priory status.
    2. Our plan of action is to put more pressure on local politicians in turn to put pressure on FAA.
    3. A Letter was sent to representative to Barbara Lee and also requested that Mayor of Alameda do the same.
- The Noise forum has restarted its quarterly meeting via video conferencing. We are pleased that with this format, a few Harbor Bay residents have been able to participate and express their concern.
- We are also working to update the CLASS website aesthetically and with more up-to-date content..

FINANCIAL REVIEW

A. Controller's Report- Ms. Jaeger reviewed the financials with the Board.

President Pai motioned and Treasurer Rivano seconded to accept the controller's report and financials as submitted according to Civil Code Section 5509.
VOTE: Motion carried unanimously (6-0)

B. **Delinquency Reports**- Ms. Jaeger reviewed the delinquency report with the Board.

President Pai motioned and Treasurer Rivano seconded to accept the delinquency report as submitted according to Civil Code Section 5509.

VOTE: Motion carried unanimously (6-0)

E.D. COMMENTS

Ms. Jaeger advised the Board of a new Senate bill that will not allow associations to choose their rental percentages. Some associations have caps currently, which would be taken away if the bill passes. Village reps need to make their associations aware. If the bill passes, our governing documents would be superseded by the law.

Ms. Jaeger stated to the Board that crime in and around Alameda and Harbor Bay Isle has been on the rise.

Ms. Jaeger alerted the Board to a BLM march that is scheduled for 7/25/2020 at 11am starting and ending at Earhart Elementary School. HBI Security will be patrolling around the area but will not be participating or engaging.

Ms. Jaeger discussed with the Board and confirmed that the Annual Garage Sale will be cancelled for 2020 due to the pandemic.

OLD BUSINESS

COVID 19 Update- Ms. Jaeger advised the Board that the office is still not allowed to be open under county health guidelines. Association Manager Stacy Blom learned at an online seminar that many associations across the state of California are not meeting or doing the essentials that we have been accomplishing. We are on target and meeting state law requirements.

Ms. Jaeger updated the Board that a doorbell has been installed at the downstairs front door to the Community Center to assist with receiving deliveries, especially from Federal Express.

President Pai asked Ms. Jaeger to continue to monitor the mental health and well-being of all staff members.

NEW BUSINESS

A. Position on City Council Agenda Items –

1) **Measure A (Article 26)-**Ms. Jaeger reminded the Board that the measure was passed years ago to stop the building of rental properties. Conversations are beginning regarding building residential units at the shopping center. The City Council except for Councilman Tony Daysog are in support of Measure A now. The Board directed Ms. Jaeger to seek assistance from attorneys Berding & Weil.

President Pai motioned and Director Jacobs seconded to authorize Ms. Jaeger to communicate with the CHBIOA attorney to determine what we can do in regards to campaigning considering our 501 (C) 4 status. Ms. Jaeger will also forward Treasurer Rivano's email to the rest of the Board.

VOTE: Motion carried unanimously (6-0)

2) **Defunding of Alameda Police Department-**Ms. Jaeger advised the Board that the City Council wants to defund the police department by 40% and utilize to make citizen arrests as the need arises. The City Manager will be working with a steering committee to assess the situation and needs. Individuals interested in serving on the steering committee should get in touch with the City Manager. President Pai and Director Jacobs indicated their interest.

3) **Deferred Rent (COVID-19**)-Ms. Jaeger notified the Board that the State published that rent may be deferred for rental units from 210 days to 395 days before evictions may start.

B. Correspondence- The Board reviewed correspondence. There were no comments.

ADJOURNMENT TO EXECUTIVE SESSION-8:01PM

ADJOURNMENT BACK TO REGULAR SESSION-8:09PM

The following was read back into the minutes after Executive Session was adjourned and Regular Session was re-convened:

Legal and personnel matters were discussed.

ADJOURNMENT

President Pai motioned and Director Jacobs seconded to adjourn the regular meeting at 8:105PM.

VOTE: Motion carried unanimously (6-0)

The next regular meeting of the Board of Directors meeting is scheduled for September 23, 2020.

Minutes approved on _____

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CHBIOA Board Member