

MINUTES VIA VIDEO CONFERENCE
MEETING ID: 1489663534
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
DECEMBER 9, 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
Anisa Dominguez, Architectural Standards Manager

OTHERS PRESENT:

Irving Gonzalez, CCT PAC
Deirdre Mena, CCT Homeowner
Krista Peck, CCT Homeowner

CALL TO ORDER

President Pai called the meeting to order at 6:45PM.

ROLL CALL / APPROVAL OF AGENDA

Roll Call was conducted. The Board reviewed the agenda.

President Pai motioned and Vice President Beusterien seconded to approve the agenda as submitted.

VOTE: Motion carried unanimously (6-0)

OPEN FORUM

There were no items to discuss under Open Forum.

ARCHITECTURAL APPEALS

The homeowners from 103 Centre Court, Ms. Deirdre Mena, and 357 Centre Court, Ms. Krista Peck, addressed the Board regarding their architectural applications to replace their windows with Marvin Elevate windows, which differs from the developer installed Anderson windows. Their applications were referred by the CAC back to the project board for determination. The Centre Court of Directors voted to deny the applications because the proposed windows would not adequately match the existing windows.

Director Jacobs moved to ask the Centre Court Board of Directors to re-evaluate their window rules and provide better options that include the frame replacement. Treasurer Rivano seconded the motion.

VOTE: Ayes-Lym, Rivano, Powell, Jacobs, Beusterien; Nays-None; Abstentions-Pai. Motion carried unanimously (5-0-1)

CONSENT CALENDAR

A. APPROVAL OF MINUTES

Treasurer Rivano motioned and President Pai seconded to approve the minutes as submitted.

VOTE: Motion carried unanimously (6-0)

President Pai motioned and Treasurer Rivano seconded to approve the consent calendar as submitted.

VOTE: Motion carried unanimously (6-0)

CLASS REPORT- CLASS President Matt Pourfazaneh submitted the following report via email to the Board:

- a. CLASS Annual Meeting (November 16, 2020)-CLASS annual meeting was conducted through Zoom. The meeting went well. Excluding the CLASS Executive Members, there were 11 participants; no major issues to report.
- b. On November 18, we participated in the “OAK Community Engagement Meeting for Proposed Expansion of the Airport and a New Terminal.”
 - i. The meeting was a well-organized, well run, effective meeting. Attended by over 100 people, mostly travelers from the nearby east bay communities. CLASS collaborations with Port of Oakland as well as participation of **Alameda City Manager and two other Alameda City representatives were acknowledged**, among others. It was emphasized that this is the beginning of a dialogue and they will keep the process transparent. The estimated duration of the projects is 7-10 years.
 - ii. The unspoken goal of the meeting was to conduct a low budget “focus group” and obtain information regarding improvements from travelers’ viewpoint. This may be required for terminal 1 and the new terminal. This became very clear as the meeting progressed. Although the subjects of noise, safety and healthy environment were mentioned by participants, they were quickly passed over.
 - iii. Meeting Format: The meeting was formatted in two segments. Three or four slides were presented in each segment (~10-15 min) and then the participants were broken up in multiple smaller groups, called “chat rooms”, each with about 10 participants and one moderator. The moderator posed 3 questions (I am assuming that the questions were the same for all the chat rooms) and after each question the moderator would ask for feedback which was documented. The chat room segments were 20 min each.
 - iv. Segment 1: Improvement of the existing facility was the focus of segment 1. They presented the history of terminal 1 and why it needs renovation, listing the current deficiencies but no details about the upgrades or costs. Then the groups left for their chat rooms and they were asked what kind of upgrade they would like to see (amenities, wider hallways, streamlined lines checking, art galleries etc.)
 - v. Segment 2: In this segment, the potential need for a new terminal was discussed. Location of the new terminal, relocation of the short-term parking (possibly to the UA service building) and relocation of the cargo facilities were major topics for this segment. Again, the participants were divided into chat rooms. It is interesting to note that forecasted growth of passengers was modified to a rolling estimate due to many unknown factors such as customer confidence, return of business travelers due to online conferencing, etc.
 - vi. The presentation will be posted on the Oakland Airport website, and a new website for the project will be launched shortly.

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)

E.D. COMMENTS

Ms. Jaeger stated that she and Director of Maintenance Joe Landaeta met with Erin Smith, who was recently promoted to Public Works Director, and the Assistant City Manager pertaining to the lagoon gates and erratic water levels in the lagoon. The city indicated that the gates should be fixed within the next two years. Difficulties stem from the inability to locate replacement parts and options regarding changing out the pumps.

Ms. Jaeger stated she has asked the City to repair a ¾" lift in the sidewalks adjacent to the Community Center Parking Lot.

Ms. Jaeger advised the Board that work on the medians is still ongoing.

Ms. Jaeger alerted the Board that the renovation of Pump Station M is developing into a more extensive, intrusive project than was first indicated. The Board asked Ms. Jaeger to get more information from EBMUD and possibly schedule an updated presentation to the Board.

Ms. Jaeger stated that the City appears to be taking more initiative on the streets but striping has not happened yet. Director Jacobs stated that paving on the side streets still looks unfinished. Ms. Jaeger will ask the City to do more clean-up on the side streets and adjacent areas.

OLD BUSINESS

A. Bridges- Ms. Jaeger reported that there are five bridges, four of which are named after prominent community leaders. There is one bridge that has not yet been named. President Pai suggested soliciting input from the community at large. He also reminded the Board that we were considering a large celebration in 2022 for the 40th anniversary of CHBIOA, and it may be appropriate to do the naming in conjunction with that event. Ms. Jaeger suggested more research before doing anything further. The Board reviewed the style of plaque that has been used most recently in the Community and agreed that the plaques on the bridges be updated.

B. Trails Names- Ms. Jaeger reminded the Board of Ms. Joan Steber who attended the previous meeting and requested the trails all be visibly named. She mentioned that she had named by of a trail after her dog as a pint of reference and put it as such on a map on her website. Ms. Jaeger stated that the bicycle path had been named three years earlier as the George R. Kay Memorial Bike Path as one whole unit.

NEW BUSINESS

A. CHBIOA Annual Meeting Inspector of Elections – Ms. Jaeger informed the board the Ms. Ruth Dixon-Mueller from the Alameda League of Women Voters has graciously agreed to be the inspector of Elections at the Community Board's Annual Meeting of Electors scheduled for March 9, 2021. She was our Inspector of Elections last year as well.

President Pai motioned and Treasurer Rivano seconded to confirm Ms. Ruth Dixon-Mueller as CHBIOA's Inspector of Elections for the Annual Meeting in March, 2021.

VOTE: Motion carried unanimously (6-0)

B. Correspondence-The Board reviewed correspondence. Ms. Jaeger pointed out some back and forth correspondence with the City of Alameda regarding the shoreline protection maintenance project.

ADJOURNMENT TO EXECUTIVE SESSION-8:04PM

ADJOURNMENT BACK TO REGULAR SESSION-9:09PM

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

Personnel and legal matters were discussed.

ADJOURNMENT

President Pai motioned and Treasurer Rivano seconded to adjourn the regular meeting at 9:10PM.

VOTE: Motion carried unanimously (6-0)

The next regular meeting of the Board of Directors meeting is scheduled for February 24, 2021.

Minutes approved on _____

CHBIOA Board Member