

MINUTES VIA VIDEO CONFERENCE
MEETING ID: 1489663534
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
JULY 28, 2021

BOARD MEMBERS PRESENT:

Bill Pai, President
Paul Beusterien, Vice President
Carol Rivano, Treasurer
Gary Lym, Secretary
Walt Jacobs, Director
Cheryl Paterson, Director

BOARD MEMBERS ABSENT:

None

STAFF PRESENT:

Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager

OTHERS PRESENT:

Rich Krinks; Tim Coffey; Jon Hamilton

CALL TO ORDER

President Pai called the meeting to order at 6:50PM.

ROLL CALL / APPROVAL OF AGENDA

Roll Call was conducted. The Board reviewed the agenda.

Executive Director Jaeger suggested that an agenda item, Old Business Item 8A-Harbor Bay Club, be moved for discussion to earlier in the agenda, right after Open Forum. Treasurer Rivano motioned as such and Vice President Beusterien seconded to approve the agenda with this change.

VOTE: Motion carried unanimously (6-0)

OPEN FORUM

There were no items for Open Forum.

CONSENT CALENDAR

A. APPROVAL OF MINUTES

Treasurer Rivano motioned and Director Jacobs seconded to approve the minutes as submitted.

VOTE: Motion carried unanimously (6-0)

Treasurer Rivano motioned and Director Jacobs seconded to approve the consent calendar as submitted.

VOTE: Motion carried unanimously (6-0)

CLASS REPORT- No report was presented at the meeting.

FINANCIALS

- a) **Controller's Report-**Treasurer Rivano motioned and Vice President Beusterien seconded to accept the financials as submitted, according to Civil Code Section 5509.

VOTE: Motion carried unanimously (6-0)

E.D. COMMENTS

Ms. Jaeger stated that eleven Community trees have died recently due to lack of rain and hotter days.

Ms. Jaeger stated that staff members will begin wearing masks in the office due to the spread of the Delta variant. Unvaccinated staff members will be tested weekly

Ms. Jaeger informed the Board that we are still hiring for an association manager, an administrative assistant, and a few security officers.

OLD BUSINESS

a) Harbor Bay Club (Presentation/Vote to Pursue or Not)- Commercial realtor Rich Krinks was present to advise the Board on the situation with the Harbor Bay Club. He stated there are currently four offers on the table to purchase the Club, two of which are very strong at \$11 million dollars each. Mr. Krinks recommended sending a letter to the new owners of the Club asking for their cooperation in keeping the Club a recreational facility. It was suggested to ask Tim Hoppen to include a condition on the sale of the Club that it remains as is and is not converted to housing.

Vice President Beusterien motioned to have the Board work with Tim Hoppen to include verbiage in the sales contract for the Harbor Bay Club that it continue as a recreational facility and not be converted to housing. There was further discussion, but no second to the motion.

Motion failed (no vote).

b) CLASS Update- Ms. Jaeger advised the Board that she spoke with Carmen Borg, CLASS's legal advisor, about what exactly CLASS needs. Those originally interested in volunteering cannot meet the time requirements.

c) CC&Rs/Commercial Village Update- Ms. Jaeger discussed with the Board the options involved in changing the CC&Rs and the By-laws. The Board agreed that it would be easier to change quorum restrictions first by getting an amendment approved by the court, and then tackle revising the CC&Rs and By-laws. Ms. Jaeger will add the amendment to the RFP.

Director Paterson motioned and Vice President Beusterien seconded to include the quorum amendment to the RFP.

VOTE: Motion carried unanimously (6-0)

Ms. Jaeger informed the Board that both Rich Krinks and Gregg Fujita are interested and willing to be elected as Commercial Village Representative to the Master Board. She noted that conflicts of interest for both could arise and would need to be disclosed. Neither is willing to run against the other.

NEW BUSINESS

A. CAC Rule Update/Assign Review – The Board discussed reviewing the Community Rules pertaining to gazebos, bistro lights, and PODS. Ms. Jaeger suggested that these rules be referred back to the Community Architectural Committee (CAC) for consideration and comment.

Treasurer Rivano motioned and Director Paterson seconded to have the rules on gazebos, bistro lights, and PODS be reviewed by the CAC and brought back to the next meeting.

VOTE: Motion carried unanimously (6-0)

B. Fee Schedule- Ms. Jaeger reviewed an updated fee schedule that will include costs associated with additional cleaning and sanitization of the rental facility on it re-opens for public use. These additional costs would be passed on directly to the renters of the facility.

Treasurer Rivano motioned and President Pai seconded to approve the updated fee schedule as submitted.

VOTE: Motion carried unanimously (6-0)

C. Correspondence-The Board reviewed correspondence on their own.

ADJOURNMENT

President Pai motioned and Treasurer Rivano seconded to adjourn the meeting at 8:20pm.

VOTE: Motion carried unanimously (6-0)

The next regular meeting of the Board of Directors meeting is scheduled for August 25, 2021.

Minutes approved on _____

CHBIOA Board Member