

MINUTES VIA VIDEO CONFERENCE
MEETING ID: 1448408389
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
SEPTEMBER 28, 2022

BOARD MEMBERS PRESENT:

Bill Pai, President
Paul Beusterien, Vice President
Gary Lym, Secretary/Treasurer (joined at 6:53pm)
Walt Jacobs, Director
Cheryl Paterson, Director
Michael Robles-Wong, Director

STAFF PRESENT:

Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager
Olivia Cortez, Association Manager
Amanda Meng, Association Manager

OTHERS PRESENT:

Jon Hamilton, CLASS
Jay Garfinkle, Clipper Cove
Steve Atkinson, Clipper Cove
Laurel Pantel, Clipper Cove

CALL TO ORDER

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

ROLL CALL / APPROVAL OF AGENDA

Roll Call was conducted by Ms. Vasquez. The Board reviewed the agenda.

President Pai motioned to approve the agenda as submitted. Director Robles-Wong seconded the motion.

VOTE: Motion carried unanimously (5 in favor-Pai, Beusterien, Paterson, Jacobs, Robles-Wong); none opposed or abstained.

OPEN FORUM

Mr. Jay Garfinkle, homeowner at Clipper Cove, addressed the Board regarding the Association's failure to keep homeowners informed and the lack of encouragement for homeowner participation in city activities and issues. He also wished to comment on the ADU policy and ratification procedures. The Board agreed to allow comment on this topic during item 9a on the agenda.

CONSENT CALENDAR

President Pai motioned to approve the consent calendar as submitted. Vice President Beusterien seconded the motion.

VOTE: Motion carried unanimously (6 in favor-Pai, Beusterien, Lym, Jacobs, Paterson, and Robles-Wong); none opposed or abstained.

CLASS REPORT

Mr. Jon Hamilton was present and advised the Board of the following:

- CLASS will not be changing the 1.5\$/month/household for 2023.
- Efforts continue to minimize N field departures of jets flying over BFI.

- CLASS is looking forward to doubling up on efforts to engage the city more in issues at the airport which negatively impact Alameda residents.
- Ed Downing will retire from CLASS at the end of 2022. A written summary from Ed that addresses the primary issue with OAK was submitted.

FINANCIAL REVIEW

The Board reviewed the August, 2022 financials and the delinquency report provided to them.

Vice President Beusterien motioned and Treasurer/Secretary Lym seconded to accept the August, 2022 financials in accordance with Civil Code Section 5509.

VOTE: Motion carried unanimously (6 in favor-Pai, Beusterien, Lym, Jacobs, Paterson and Robles-Wong); none opposed or abstained.

President Pai motioned and Vice President Beusterien seconded to accept the delinquency report as submitted.

VOTE: Motion carried unanimously (6 in favor-Pai, Beusterien, Lym, Jacobs, Paterson and Robles-Wong); none opposed or abstained.

DIRECTOR REPORTS

Vice President Beusterien provided an update on Safeway. Safeway has one more year left on their lease. There's an option to renew the lease for another five years. The housing element states that 300 mixed use units are slated for Harbor Bay Landing. The owner of The Landing recently passed away and there is no word on his successors. There are currently no active negotiations with the city.

Director Robles-Wong reported that the September Beat 33 meeting had approximately 20 attendees, even with the short notice. He reiterated that these are meetings put on by Alameda PD, not by CHBIOA. Staff was directed to publicize the next Beat 33 Meeting, scheduled for November 8, 2022.

E.D. COMMENTS

Ms. Jaeger advised the Board of the following:

- The bridge renovation is on schedule to be completed in December.
- We are still waiting for Pipe Spy to evaluate the main in the parking lot.
- We hired Amanda Meng as an Association Manager.
- We had a Finance Committee meeting on Monday, 9/26/22.
- The dog park at Leydecker Park was voted down by the Parks & Recreation Commission.
- I spoke with Attorney Steve Weis-to be further discussed in Executive Session.
- The retaining wall at Water's Edge Lodge has been fixed.
- Bridge disposal manifests have been signed.
- Lagoon issues regarding water flow continue as the City has not yet automated the lagoon.
- Tree installation along Island Drive is 90% completed.
- The pines by Bay Isle Pointe are being removed.
- Trees along the lagoon are waiting for the birds to migrate.
- I will be in SHRM classes October 24-26, 2022. Do we want to re-schedule the October board meeting.

OLD BUSINESS

- A. CAC Rules-Ratifications-** ED Jaeger asked the Board to re-ratify the new CAC rules, as Staff was restricted by time/staff constraints and could not adhere to distribution procedure previously. Director Robles-Wong reminded the Board that discussion had happened previously and should not be re-hashed here.

Director Paterson motioned and Director Robles-Wong seconded to ratify the rules for accessory dwelling units (ADUs), bistro lights, security cameras, and storage containers/dumpsters/porta-potties as submitted.

VOTE: Motion carried unanimously (6 in favor-Pai, Beusterien, Lym, Jacobs, Paterson and Robles-Wong); none opposed or abstained.

- B. Bridge Update-** ED Jaeger stated that the renovations are progressing according to schedule. She indicated there was concern about the handrails. She is obtaining costs to put in anodized rails and the associated costs of this change order.

NEW BUSINESS

- A. CHBIOA 2023 Budget-Draft (Finance Committee)-** Vice President Beusterien stated the Finance Committee met with ED Jaeger and Ms. Delos Reyes on various budget scenarios. The Finance Committee recommends that the Board approve a 10% increase in assessments.

Director Jacobs motioned to approve the budget suggested by the Finance Committee. Director Robles-Wong seconded the motion.

VOTE: Motion carried unanimously (6 in favor-Pai, Beusterien, Lym, Paterson, Jacobs, Robles-Wong); none opposed or abstained.

- B. CHBIOA Reserve Study for 2023-** ED Jaeger reviewed the reserve study with the Board.

Director Paterson motioned to approve the reserve study with the discussed modifications for bridge replacement. Director Robles-Wong seconded the motion.

VOTE: Motion carried unanimously (6 in favor-Pai, Beusterien, Lym, Paterson, Jacobs, Robles-Wong); none opposed or abstained.

- C. Basketball Standards-CAC Rule (First Reading)-** The Board reviewed and discussed the first reading of the proposed CAC rule on basketball standards. The word “attractive” sparked discussion on its meaning and the implication to the rule. ED Jaeger suggested that the rule go back to the CAC for clarification and that Ms. Laurel Pantel informs the CAC of concerns with regards to her association, Clipper Cove.

Director Paterson/President Pai ??? motioned that the basketball standards rule go back to the CAC for further re-working. Director Robles-Wong seconded the motion.

VOTE: Motion carried unanimously (6 in favor-Pai, Beusterien, Lym, Paterson, Jacobs, Robles-Wong); none opposed or abstained.

- D. Parking Lot Closures-** The Board reviewed the information submitted regarding the request from Temple Israel to have the parking lot closed for temple attendees of the High Holy Days services. The request is always granted.

- E. Name the Green Space-** The Board did not discuss this item, citing its triviality.

ADJOURNMENT TO EXECUTIVE SESSION-8:42PM

The Board adjourned to Executive Session.

ADJOURNMENT BACK TO REGULAR SESSION-9:10PM

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

Legal, personnel, and delinquency matters were discussed.

ADJOURNMENT

President Pai motioned and Director Robles-Wong seconded to adjourn the meeting at 9:10 pm.

VOTE: Motion carried unanimously: 6 in favor (Pai, Beusterien, Lym, Jacobs, Paterson, and Robles-Wong); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for November 21, 2022.

Minutes approved on _____

CHBIOA Board Member