

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
OCTOBER 25, 2023

BOARD MEMBERS PRESENT: Bill Pai, President
Paul Beusterien, Vice President
Gary Lym, Secretary/Treasurer
Cheryl Paterson, Director
Gary Hoffer, Director
Bassey Obot, Director

BOARD MEMBERS ABSENT: None

STAFF PRESENT: Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager
Anisa Dominguez, Architectural Standards Manager

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. Members present are listed above. The Board reviewed the agenda.

Director Hoffer motioned to approve the agenda. Treasurer/Secretary Lym seconded the motion.

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

OPEN FORUM
Homeowners addressed the Board.

CONSENT CALENDAR
The Board reviewed the minutes from the meeting on September 27, 2023 as well as the architectural and security reports.

Director Obot motioned to approve the consent calendar. President Pai seconded the motion.

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

REPORTS

a) **CLASS-CLASS** President Jon Hamilton presented the following report to the Board:

-CLASS engaged with the City of Alameda early in the process and encountered some resistance initially by the city staff to submit anything other than very light comment to the OAK expansion. CLASS held the community meeting here in Harbor Bay and worked with Tracy Jensen and Trish Spencer to get some movement by the city council. The DEIR discussion was removed from the City Council agenda by staff in September and placed on the October agenda just before the DEIR response due date. This forced a mad dash by the city to ramp up their

DEIR response after the city council pushed staff to be more assertive in their DEIR response. Consultants were hurriedly assembled and a nice improvement resulted.

-The attorney for CLASS will be contacting the Alameda attorney to determine who best to work within the city staff moving forward.

-CLASS will be collecting the entire set of DEIR responses submitted to the Port and then have a discussion with key players to determine if there is a coalition that makes sense moving forward. This plan is subject to some changes for sure. Getting the key parties together at some point in the near future would be our plan.

-CLASS will keep the CHBI master board informed of any future developments.

-CLASS will be holding a public annual meeting by Zoom on November 13th at 7PM.

-The CLASS website will be updated soon and the subscribers will receive a notification of the meeting posting. The entire CLASS response to the DEIR response will be posted and as well as a link to the City of Alameda's response.

b) Community Events-Ms. Vasquez advised the Board that the Fall Document Shredding & E-Waste Recycling Event held on 10/14/23 was a huge success. Shred-It shredded approximately 550 banker's boxes worth of documents (each truck hold 300 banker's boxes worth of paper). Recycle 1234 diverted 6,022 pounds of electronic waste from our local landfills. Over three hundred vehicles came through the drive through event. A schedule will be set up soon for two events in 2024.

Staff has decided against holding our holiday gathering on board the charter boat/bay cruise due to accessibility and safety issues. We are now considering options for a team-building year-end event.

c) Directors

- Director Hoffer reported that the PSL project at CBR is underway.
- Director Obot reported that PLB is happy to meet remotely moving forward.
- Director Patterson that the PSL projects have started at BLH, BLB, and HRP.
- President Pai reported that SEA is getting bids for their retaining wall.

d) ED/Staff

- We sent Lt Freddy Silva off to the City of Alameda Police Academy. He started here in 2007, took a brief break and has been here ever since. We are down a great employee, but have hired another guard, who hasn't started yet.
- There will be a change in the Patrol Vehicle Logo. We will use the already BSIS approved patch from the uniforms
- We received our updated approved Statement of Responsibility from Eastbay MUD and all we have left is to pressure test the two manholes in the common area between the churches and the actual lateral for this building. Then the CHBIOA PSL will be done.
- Lagoons were treated yesterday and will be treated again in two weeks.
- Started removing the trees that are safety issues.
- We hired Diana Torres as an Administrative Assistant.
- We have another interview tomorrow for another assistant.

FINANCIAL REVIEW

The Board reviewed the September, 2023 financials and the delinquency report.

President Pai motioned to accept the September, 2023 financials in accordance with Civil Code Section 5509 and the delinquency report as submitted. Director Hoffer seconded the motion.

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

The Board reviewed the 2023 Engagement Letter for the Auditor.

Vice President Beusterien motioned and Treasurer/Secretary Hoffer seconded to approve the 2023 engagement letter as submitted.

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

BUSINESS

A. New CAC Appointment

Architectural Standards Manager Anisa Dominguez introduced Ms. Kristi Young to the Board and reviewed her application to be appointed to the Community Architectural Committee (CAC).

President Pai motioned to approve the appointment of Ms. Kristi Young to the CAC for a two-year term. Treasurer/Secretary Lym seconded the motion.

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

B. Architectural Appeal Hearing-122 Nottingham Drive

Ms. Dominguez reviewed the architectural application and the appeal with the Board. The involved homeowners were allowed to address the Board for five minutes. After some discussion, the Board agreed to uphold the CAC decision to remove the trees in question and therefore deny the appeal.

President Pai motioned to uphold the decision of the CAC and deny the appeal. Vice President Beusterien seconded the motion.

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

C. Proposed Rule: Basketball Standards Update- The Board reviewed the proposed rule with changes to items 2 & 4. The Board tabled further discussion to allow time for each village rep to review it with their project boards.

D. Proposed Rule: Dispute Resolutions-Update-The Board reviewed the proposed rule.

President Pai motioned and Director Obot seconded to accept the proposed rule as submitted for the 28-day comment period.

VOTE: Motion carried unanimously: 6 in favor (Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained.

E. Communications-The Board reviewed communications.

ADJOURNMENT TO EXECUTIVE SESSION-8:00PM

President Pai motioned and Director Hoffer seconded to adjourn to Executive Session.

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

ADJOURNMENT BACK TO REGULAR SESSION-8:03PM

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 Obot seconded to adjourn the meeting 8:03PM.

VOTE: Motion carried unanimously: 6 in favor (Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for December 6, 2023.

Minutes approved on _____

CHBIOA Board Member