

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
DECEMBER 6, 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

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.

President Pai motioned to approve the agenda. Director Hoffer 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.

Clipper Cove homeowner Cecilia Trost asked questions of the Board regarding the 2024 Community budget. The item was not on the agenda. The Board asked Ms. Trost to email her questions to the attention of the Board.

CONSENT CALENDAR
The Board reviewed the minutes from the meeting on October 25, 2023 as well as the architectural and security reports.

President Pai motioned to approve the consent calendar. Director Obot 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 submitted the CLASS report to the Board:
 - CLASS has tallied the expenses from the DEIR submittal. The total came in at approximately \$140K. CLASS will likely be running a slight deficit in 2024 as the DEIR expenses ran partially into the 2023-2024 fiscal year.
 - They asked residents to attend the upcoming January 17th official noise forum.

b) Directors

President Pai stated that long-time Seastrand homeowner and current board member Robert Gold passed away suddenly. Also, President Pai inquired of his board their position on basketball standards; they indicated no opinion one way or the other.

Vice President Beusterien advised the Board of the following: 1) AC Transit is changing a few of their routes through Alameda; 2) the City is considering traffic calming measures in the Fernside district; 3) the City is working on a 55 million dollar grant from FEMA for flood mitigation.

Director Hoffer informed the Board that both CCV and BWV HOAs are OK with the current basketball standards rule; he will ask CBR HOA at their next board meeting.

Director Paterson stated the PSL projects for all of the associations in Village 3-B are underway. She added that she has not be invited to HRP for a bit now. Ms. Vasquez will check and make sure this notification happens moving forward.

c) ED/Staff

-ED Jaeger advised the Board that staff have been meeting with Unified Communications for the new phone system and with CINC Systems for the database/website with go live dates anticipated for mid-February for the phones and March for the database/website.

-ED Jaeger stated that more information was recently sent out on the Alameda Urban Forest Plan. One item of concern is the potential requirement of permits prior to any and all tree removals.

-ED Jaeger stated she will be signing documents as the management company for Harbor Pointe HOA for their loan with Heritage Bank.

-ED Jaeger advised the Board that PSL work for the master community started this week and should be completed by mid-January.

FINANCIAL REVIEW

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

President Pai motioned to accept the October, 2023 financials in accordance with Civil Code Section 5509 and the delinquency report as submitted. Treasurer/Secretary Lym seconded the motion.

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

OLD BUSINESS

A. Proposed Rule: Dispute Resolutions-Comments Review

The Board reviewed the proposed rule again. Ms. Jaeger advised the Board that no comments were received during the comment period.

President Pai motioned to approve the Dispute Resolutions rule as submitted for comment. Director Hoffer seconded the motion.

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

NEW BUSINESS

A. Appoint Inspector of Elections-CHBIOA

Ms. Vasquez advised the Board that Ms. Mita Raval, Sandpiper Cove homeowner and board member, was asked if she would be willing and available to be the Inspector of Elections for the Annual Meeting of Electors, scheduled for March 12, 2024. She agreed.

Treasurer/Secretary Lym motioned to appoint Ms. Mita Raval as Inspector of Elections for the 2024 Annual Meeting of Electors. Director Obot seconded the motion.

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

B. Annual Meeting of Electors Update

Ms. Vasquez reminded the Board that the deadline to submit Candidate Statements is December 14, 2023 by 5pm.

C. Master Board Meetings in 2024

The Board discussed and agreed to continue meeting on the fourth Wednesday of the month at 6:45pm and to continue with the hybrid format. Ms. Jaeger reminded the Board that with the hybrid meeting format, at least one board member must be present in person along with the Association Manager.

Director Hoffer motioned and Vice President Beusterien seconded to continue master board meetings as noted above.

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

D. Communications

The Board reviewed communications.

ADJOURNMENT TO EXECUTIVE SESSION-7:15PM

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-7:29PM

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

Legal, delinquencies, and personnel matters were discussed.

ADJOURNMENT

President Pai motioned and Director Obot seconded to adjourn the meeting 7:29PM.

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 January 24, 2024.

Minutes approved on _____

CHBIOA Board Member