

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
JANUARY 29, 2025

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

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 6:48PM.

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 (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

OPEN FORUM
Homeowners spoke during Open Forum.

CONSENT CALENDAR
The Board reviewed the minutes from the meeting on November 20, 2024.

Director Hoffer motioned to approve the minutes as submitted. Vice President Lym seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

Director Hoffer motioned to approve the rest of the Consent Calendar as submitted. Vice President Lym seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

REPORTS
A. Directors

Secretary Obot reported that PLB HOA is still concerned about the street lights on Mecartney and the WDB BOD was introduced to their new manager.

Director Harris reported that he was appointed by the mayor to serve on the Open Government Commission. The Commercial Village is quiet right now.

Vice President Lym stated he met with four of his associations; no concerns at this time.

Director Hoffer reported that all CBR PSL work is complete; they are waiting on EBMUD approval. He also stated that CBR is opposed to lane reduction on Mecartney Road, that there have been no mailbox break-ins since the FLOCK cameras were installed, and that CCV HOA wants to now install two FLOCK cameras.

President Pai met with three of his associations. SEA HOA has been preoccupied with shoreline erosion; the City is being aggressive in its plans to mitigate the erosion. There have been no issues with FLOCK.

Treasurer Beusterien stated that he missed the BIP meeting. ED Jaeger reported that BIP HOA is researching documents at the County Recorder's Office, searching in particular for updated maps attached to the CC&Rs.

Director Paterson reported that BLH HOA is just about done with the PSL work but EBMUD wants to do full inspections, including in the backyards. It was stated that ED Jaeger attended the BLH Executive Session.

B. Executive Director/Staff

ED Jaeger informed the Board that FLOCK camera #11 was installed yesterday. She reported there is no requirement for signage on the cameras because they are pointing towards public areas. ED Jaeger added that camera #7 located on the lagoon side of Aughinbaugh keeps getting turned to point in a different direction. ED Jaeger and Security Director Javier Silva received additional training last week regarding re-positioning the cameras. There is a \$300 charge each time FLOCK needs to come out to reposition a camera.

Ms. Vasquez advised the Board that the Spring Document Shredding/E-Waste Recycling/Salvation Army Donation Drive has been re-scheduled to a later date, specifically, Saturday, June 28, 2025 from 9am to 12pm in the Community Center parking lot. The Fall event will be held on October 11, 2025.

Ms. Vasquez announced that the date for the Community's 50-ish Celebration has been set and confirmed by ARPD for Saturday, August 2, 2025 from 12pm-4pm at the Community Center, its parking lot, and the adjoining Leydecker Park and Baseball Field. Planning for the event is underway.

Ms. Vasquez advised the Board that she was surveying current board members for their date preference for the 2025 Volunteer Appreciation Event. Board members are deciding between April 1st and April 2nd. Planning is underway. ED Jaeger offered an idea for the event-honoring past Master Board Presidents who are still alive and living within the Community.

FINANCIALS-NOV. 2024 & UNADJUSTED DEC. 2025 & DELINQUENCY REPORT

The Board reviewed the financials and delinquency report as submitted.

Treasurer Beusterien motioned and Vice President Lym seconded to accept the financials and delinquency report as submitted in accordance with Civil Code Section 5509,

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

OLD BUSINESS

A. Urban Forest Plan

ED Jaeger stated she is collaborating with Public Works on a contract for the street tree planting, removal, and maintenance within CHBIOA.

B. Flashing Crosswalk Signs

ED Jaeger advised the Board that the flashing crosswalk signs are in progress, more information is included in the agenda package.

NEW BUSINESS

a) 2025-01 Resolution-Monetary Transfers and Authorizations

ED Jaeger reviewed the resolution with the Board (renewed yearly).

Treasurer Beusterien motioned to approve the resolution as presented. Director Hoffer seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

b) Reserve Analyst Selection

ED Jaeger reminded the Board that Murray Joseph has prepared the reserve studies for the master community for several years now.

Vice President Lym motioned to approve Murray Joseph as the reserve analyst for CHBIOA for 2025. Director Hoffer seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

c) Bay Farm Lane Size Reductions & Bike Lanes

ED Jaeger reviewed the information with the Board. The Board discussed next steps/action to be taken.

Director Paterson motioned to send an official resolution to the City of Alameda objecting to the approved lane change plans. Director Harris seconded the motion.

VOTE: Motion carried (6 in favor-Pai, Lym, Obot, Paterson, Hoffer, and Harris); 1 opposed (Beusterien); no abstentions.

ED Jaeger will draft the resolution and email the Board to review.

COMMUNICATIONS

The Board reviewed communications. The Board congratulated ED Jaeger on her CACM Vision Award nomination.

ADJOURNMENT TO EXECUTIVE SESSION- 7:50PM

Personnel and legal issues were discussed.

Director Hoffer motioned and Vice President Lym seconded to add #093-138685 to the agenda for a vote.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

#087-253872-Payment Plan

President Pai motioned and Treasurer Beusterien seconded to forward this account to Allied Services.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

#093-138685 Notice of Trustee Sale

President Pai motioned and Treasurer Beusterien seconded to forward this account to Allied Services.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

ADJOURNMENT-8:45pm

President Pai motioned and Director Hoffer seconded to adjourn the meeting.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for February 26, 2025.

Minutes approved on _____ by _____
CHBIOA Board Member