

PACIFIC POINT HOMEOWNERS ASSOCIATION

Board of Directors Meeting Tuesday September 13, 2022 Virtual Meeting Only 7:00 PM Minutes

Board Attendees:

x	President	William (Billy) Trichon (BT)
X	Vice President	Janet Laurain (JL)
	Secretary	Vacant
X	Treasurer	Clifford Lawrence (CL)
X	At-Large Director	Paolo Frediani (PF)

X = in attendance

Others Attending:

x	Manor Association, Manager	Mark Borson (MB)
X	On-Site Contractor	Kirk Kloepfer (KK)
	Architectural Committee	David Herzel (DH)
X	Landscape Committee	Lori Frediani (LF)

X = in attendance

MSC – motion, seconded, carried.

TMA – The Manor Association

1) Regular Meeting Call to Order: 7:02 PM.

2) MSC. To approve both the agenda as presented by TMA. Annual Calendar deferred since the 2023 version was submitted to the Board instead of the 2022 calendar.

3) Homeowners Forum. There were four homeowners in attendance.

Topics discussed: Maintenance and new parking permits.

4) Secretary's Report –

- **MSC.** July 12, 2022, Draft Regular meeting minutes as presented by TMA.
- **MSC** July 12, 2022, Executive Session meeting minutes as amended.

5) Treasurer's Report: (CL) provided report.

- **MSC.** to accept the monthly financials from July 2022 financials as presented.
- Review of August 2022, Special Assessment Collections.
- Finance Committee: Reviewed the utility bills and will provide their findings and

PACIFIC POINT HOMEOWNERS ASSOCIATION

Board of Directors Meeting Tuesday September 13, 2022 Virtual Meeting Only Minutes

Recommendations to the Board.

6) Committee Reports

a) Architectural:

- **EV Charging Guidelines – Update (CL):** There were no updates this month.
- **Architectural Applications – Review:** There were no applications submitted for review.

b) Landscaping: (LF)

- **Green Mountain Landscape:** There were no proposals or updates this month.
- **Irrigation Leaks Repair – Loral:** A proposal will be submitted for the 5003/5005 irrigation leak which is under a large tree.
- **Landscape Contract Proposals: MSC.** to approve the Gachina Landscape proposal in the amount of \$3769 per month. TMA will send Green Mountain Landscape a 30-day termination notice.

7) Old Business

- **Maintenance Items – ACT (Contractors) Open Proposals, Invoices & Project Update:** The B5007 (#37/48/39) elevation repairs will be paid from the regular Reserve account when billed by ACT.

Job Masters B5007 (#46/#47/#48) Approved work is in progress with the permits having been approved.

Fish + Bowl Area ongoing Appeal – Property Survey Line: There was not report this month.

PACIFIC POINT HOMEOWNERS ASSOCIATION

Board of Directors Meeting Tuesday September 13, 2022 Virtual Meeting Only Minutes

8) Business at Hand

- Maintenance Report – Plumb, Square, and Level Construction: (KK) provided report.
- Management Report: Review of Management Report, Action items, security report, and work order summary
- There were no expenses for the Board to ratify this month.
- Newsletter Items / Website Update: There was no report this month.
- Clubhouse Doors Replacements – Dial Glass to provide a quote for the exterior door's replacements.
- CC&R's / Bylaws Revisions: Attorney Kevin Frederick's sent the first draft too late for Board review in advance of the meeting. Deferred until the November meeting.
- Security Cameras Repairs / Account Discount: Management working with Johnson Controls on a refund for the months that the equipment was offline.
- Draft Election Rules: The board requested Attorney Kevin Frederick provide a red line version of the most current rules which went into effect on January 1, 2022, noting the changes to the prior rules.
- B5003 Fireplace Hazards Letter Mailing – Update: Board requested that Management provide a weekly update on the status of returned signed letters from owners.
- SB-326 Mandatory Balcony Inspections – Proposals: Additional proposals are in progress. **MSC** To approve a proposal plan that will utilize Structural Engineers to provide inspection quotes.
- Updated Parking Permits – Update: The new parking permits arrived at TMA. (CL) to provide a draft letter to both the Board and TMA announcing the new permits and the plan for the distribution of permits.
- Fence Repairs – Sandbox Area: Board would like to remove the existing posts themselves and have a company come in and add new fencing. (PL) offered to contact a few vendors and then forward TMA the necessary vendor information so that they can be set up as an approved vendor to work at Pacific Point.
- Insurance Renewal: The renewal quote from Travelers is not available at this time.

PACIFIC POINT HOMEOWNERS ASSOCIATION

Board of Directors Meeting Tuesday September 13, 2022 Virtual Meeting Only Minutes

- FHA Renewal: The application was completed and submitted to FHA Review for approval. No updates at this time.
- Garage Doors Replacement Proposal – R&S: Board requested clarification on the submitted proposal from the vendor. It is not evident if a quantity order discount was given. Tabled.
- 2023 Draft Budget: (CL) to provide a draft budget o the Board with Management providing recommendations. The Draft Reserve Study was emailed to the board.

Meeting adjourned at 8:58 pm.

Scheduling of Next Meeting: Annual Meeting on Tuesday October 4th, 2022, at 7:00 PM.

DocuSigned by:
 11/3/2022
DE994426DE34467...