

HARBOR LIGHTS I HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR MEETING MINUTES
Community Park
(Moved to 1048 Cape May Drive due to weather)
April 30, 2012
6:30 pm

PRESENT:

Darrell Hamilton, President	Term Expires 2012
Beverly Hamilton, Treasurer	Term Expires 2012
Derek Omokaro, Secretary	Term Expires 2013

ABSENT:

Vacant Seat	Term Expires 2013
Vacant Seat	Term Expires 2012

ALSO PRESENT: Victoria Brown and Patricia Greevich, CCAM

(MSC) Motion, seconded and carried

Homeowners Forum: 6:30 to 7:00 PM

Topics:

- Flood wall upon its completion
- Gate codes
- Barrier Arm
- July 4th Barbeque Cook off

CALL TO ORDER:

Darrell Hamilton, President, called the meeting of the Board of Directors to order at 6:45 p.m.

MINUTES:

It was **MSC** to approve the Meeting Minutes of January 25, March 17, and April 6th Board of Directors Meetings.

**UPDATE ON
FLOOD WALL:**

The city of Pittsburg is preparing an updated agreement with a lower initial funding amount and a stipulation that the agreement will be for a 10 year term. After ten years the City and Association will reevaluate the replacement cost and either, extend the agreement another 10 years, or dissolve the agreement. Once all parties are in agreement the document will be submitted to the city council for review (4-5 weeks lead time). After the city council approval it will need to submit to FEMA for its approval. After FEMA agrees they will have 60 days to send notice of the change in insurances requirements. At the time of print, the cities attorney has not submitted the ratified agreement for Board review. **Update:** The Flood Wall agreement has now been delivered to the City. The City Engineer has informed Darrell, that the Escrow account needs to be set up before the 5/21/12 City Council Meeting. If this can be set up with proof over the City, this should be finally good to go.

CID OPEN MEETING ACT CHANGES (CIVIL CODE 1363.05): It was **MSC** to approve to appoint Darrell Hamilton as the Board Delegate to direct Management for decisions that need to be made between meetings, the spending limit will be set at \$10,000.00.

RESERVE STUDY PROPOSAL: It was **MSC** to approve the proposal from Murray Joseph for the Reserve Study Update. The cost for the update will be \$556.00 plus \$150.00 for the Disclosure Summary.

STREET SEAL COAT PROPOSALS: It was **MSC** to table the seal coating approval to the August meeting, in the mean time the Board may want to collect an additional bid.

LANDSCAPE PROPOSALS: It was **MSC** to table the proposals until after their meeting with the owner of Serpico. Board wishes to meet with owner of Serpico Landscaping, Sharon Serpico-Hansen with regards to level of service during presentation and the default of service being performed on site.

COMCAST PROPOSAL: It was **MSC** to approve this proposal provided by Comcast.

TREE REMOVAL: It was **MSC** for the removal and replacement of the tree at 516 Chesapeake court.

GATE BARRIER ARM UPDATE: The Board informed Management this item has been completed.

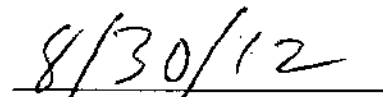
GATE MOTOR REPLACEMENT UPDATE: The Board informed Management this item has been completed.

FINANCIALS: The Board reviewed the March 31, 2012 financials as presented by Common Interest Management.

ADJOURNMENT: There being no further business the Board of Directors Meeting was adjourned at 10:00 p.m. The next scheduled Annual/Regular Meeting will be in August, 2012.



Director



Date