

**HUNTINGTON LANDMARK  
SENIOR ADULT COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
MINUTES OF REGULAR MEETING**

Thursday, October 4, 2018, 9:00 AM, Main Lounge

1. CALL TO ORDER – President Brewer called the meeting to order at 9:05 AM.
  
2. ROLL CALL – a quorum was present

Marilyn Brewer, President	Judy Armstrong, Member-at-Large
Marvin Garrett, Vice President	Jean MacLennan, Member-at-Large
Dayton La Grua, Secretary	Nancy Stuart, Member-at-Large (Absent)
Walter White, Chief Financial Officer	
  
3. OTHER ATTENDEES Approximately 30+ owners & tenants  
Kimberly Pollard, General Manager
  
4. HOMEOWNER FORUM – Five (5) homeowner addressed the Board on:
  - a. Coyote Tracking (1)
  - b. Communications Advisory Committee (CAC) (1)
    - I. Outdoor Community Meeting Places
  - c. Plug-in vehicles charging in garages & Inconsistent street signs on pavement (1)
  - d. Main Recreation Area Hours: (2)
    - I. Billiard Room, Main Lounge and Fitness Center,
    - II. Board Meeting Time, Too Early.
  
5. **CONSENT CALENDAR** – Marilyn Brewer  
The use of the Consent Calendar will enable the Board to conduct its business in a more timely and efficient manner. If the Board agrees, it would be appropriate at this time to entertain a motion to accept the Consent Calendar as presented. Any items deemed inappropriate may be pulled from the Consent Calendar and excluded from the motion for additional discussion.  
Motion: To accept the following Consent Calendar Items, was made by Director Garrett, seconded by Director La Grua and approved, 6 aye, 0 nay, 1 absent (Director Stuart).
  - a. **Approval of Agenda**
  - b. **BOD Minutes - 8/2/18**
  - c. **Monthly Financials**
  - d. **Management Report**
  - e. **Committee Minutes/Reports**
    - I. Election Committee – Pulled
      1. Report by Karen Lawres, Chair, regarding the 2018 Board election with 3 positions open.
        - a. Ballots mailed out on October 1<sup>st</sup>, 2018.
        - b. It is vital that ballots be returned to obtain a quorum and avoid the cost of a second general meeting.
    - II. Ad-Hoc Rules Committee – Pulled

1. Report by Judith Larson, Chair, on the proposed revision to the 2010 Rules and Regulations General Rules and Addendum B.
  - III. Communication Committee
  - IV. Contracts Committee
  - V. Events Committee
  - VI. Finance Committee
  - VII. Landscape Committee – Pulled
    1. Report by Nancy Henry, Chair, on the dethatching of turf areas in all phases.
  - VIII. Maintenance Committee
  - IX. Property Protection Committee
  - X. Utilities Committee
6. EXECUTIVE COMMITTEE REPORT – President Brewer
- a. **Executive Committee– Sept 21 and 27, 2018**
    1. Hearings –
      - a. 1 hearing was scheduled.
        - i. Appeal of ACC decision regarding the installation of a “Whole House Fan”.
        - ii. The appeal was denied.
    2. Legal/Contracts –
      - a. A maintenance contract for the wood shop vacuum system was approved.
        - i. Vacuum system will be cleaned 6 times a year.
        - ii. Lubricated 2 times year.
        - iii. Total annual cost, \$225.
      - b. Judith Larson, chair of ad hoc rules committee presented rules revision recommendations based on community input.  
The revisions were accepted and will be on today's agenda
      - c. The ASSOCIA management team, Clint Warrell & Mallory Hall, addressed the committee regarding town square and demonstrating its features.
        - i. Issues of website enhancements and resident enrollment were discussed
7. CFO REPORT
- a. The monthly Financial Report was provided by CFO Walt White.
  - b. Approval of Investment Policy
  - c. MacLennan recommended that T-bills be added to the policy. This addition was approved.  
Motion: Approve the proposed Investment Policy emphasizing the safety of principal, liquidity of funds, and yield of all investments, in that order, was made by Director White, seconded by Director Armstrong and approved 6 aye, 0 nay, 1 absent.
  - d. Reinvest Maturing CDs  
Motion: Re-invest a \$247K CD maturing on October 10, 2018 in a 24-month CD at a rate of 2.70-2.80% and re-invest a 248K CD maturing on December 24, 2018 in a 36-month CD at a rate of 2.95-3.00% as recommended by Comerica Securities, was made by Director White, seconded by Director Garrett and approved 6 aye, 0 nay, 1 absent.
  - e. Invest in Additional CDs  
Motion: Purchase 2 additional \$250,000 CDs by transferring about \$500,000 from Comerica Bank-Deposits (4767) Account 11000000 to Comerica Fixed-Income (4767) Account 11 xx0000 (new) in the terms recommended by Comerica Securities; one 12-

month CD at a rate of 2.35-2.45% and one 24-month CD at a rate of 2.70-2.80%, was made by Director White, seconded by Director Garrett and approved 6 aye, 0 nay, 1 absent.

f. 2019 Reserve Study

Motion: Approve the 2019 Reserve Study prepared by Association Reserves of Orange County, was made by Director White, seconded by Director La Grua and approved, 6 aye, 0 nay, 1 absent.

g. 2019 Reserve Policy

Motion: Approve the proposed 2019 Reserve Policy, was made by Director White, seconded by Director Garrett and approved 5 aye, 1 nay (Director Armstrong), 1 absent.

h. 2019 Budget

Motion: Approve the proposed 2019 Budget which includes the following: (1) increase in the monthly assessment by \$5 to cover the City's new "Water Meter Capital Charge", (2) use "Prior Year Operating Equity" funds to balance the Operating budget, and (3) no increase in contributions to the Reserve budget. The monthly assessment for 2019 will be \$485 per unit, was made by Director White, Seconded by Director Garrett and approved, 6 aye, 0 nay 1 absent.

8. UNFINISHED BUSINESS

a. Rules and Regulations 2018 Approval

Motion: That the existing 2010 basic Rules & Regulations and Addendum B be Superseded by the proposed 2018 Rules and Regulations, which having been posted for 30-day review and comment by the membership, pursuant to Civil Code 4360 and comments reviewed by both the Ad-hoc Rules and Regulations Advisory Committee and the Board Executive Committee be approved, was made by Director La Grua, seconded by Director Garrett and approved 6 aye, 0 nay, 1 absent.

b. Electric Vehicle Charging

Motion: Approve the proposed Plug-in Electric Vehicle Charging Goals & Rules. Post the proposed rules for a 30-day review period as required by Civil Code 4360, was made by Director White, seconded by Director Garrett and approved, 6 aye, 0 nay, 1 absent.

9. NEW BUSINESS

a. Susie Tullius to Property Protection Advisory Committee

Motion: to approve Susie Tullius as a member of the Property Protection Advisory Committee, was made by Director La Grua, seconded by Director Garrett and approved 5 aye, 0 nay, 1 abstain (Director Armstrong), 1 absent.

10. DISCUSSION ITEMS – None

11. DIRECTOR'S COMMENTS

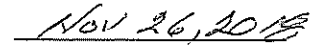
a. President Brewer –

I. Marilyn Brewer and Walt White met with Huntington Beach Mayor Posey regarding the city billing policy. Mayor Posey promised a response.

II. The Board greatly appreciates the efforts of Sergio and Ismael and the superb job they did in remodeling the Beacon Pool Cabana.

2. ADJOURNMENT –President Brewer adjourned the meeting at 10:34 AM by general consent.
3. NEXT EXECUTIVE COMMITTEE MEETING – Scheduled for **Friday October 19, 2018 at 9am in MPR2.**
4. NEXT BOARD MEETING – **Annual Meeting, Thursday, November 1, 2018 at 4:00PM in the Main Lounge.**

  
Dayton La Grua, Secretary

  
Date