

HUNTINGTON LANDMARK ASSOCIATION
GENERAL SESSION MEETING

Thursday July 2, 2020

1. The meeting was **called to order** at 10:00 a.m. outdoors on The Green by President Brewer.
2. The **flag salute** was led by Peggy Dern.
3. **Roll Call**
 - A. Directors: Marilyn Brewer, President; Jean MacLennan, Vice President; Dayton La Grua, CFO; Nancy Henry, Secretary; Jorge Kamburis, Member-at-Large; Peggy Dern, Member-at-Large.
 - B. Other Attendees: Kimberly Pollard, GM, *Seabreeze Executive Team*: Isaiah Henry, CEO; Karen Inman, President; Clint Warrell, Large Operation; Dina Iglesias, HR.
 - C. Approximately 50-60 owners.
4. **Minutes:**

Dayton la Grua made the motion and Peggy Dern seconded to **approve the Minutes** of the March 5, 2020 meeting. All six directors approved.
5. **Executive Session Reports:**
 - A. President Brewer reviewed **actions taken** since the **March 5 Meeting**.
John Muse's resignation was accepted and the position has not been filled.
Management was thanked for COVID support and adjustments provided from the office.
Maintenance projects were updated:
 - Spa newly plastered.
 - New Barbeques in place ready to use.
 - Newly painted Main Lounge.
 - Fumigation canceled for 2020.
 - The new painting Contractor , *Centra Pro Painters* has completed painting in Phase 4 and is painting Phase 7 as building finish *PCM* wood repair.
 - The Indianapolis Gate Repair was estimated by *DuMont Engineering* to cost \$200K-\$250K.
 - The MRA Fence needed emergency repair.
 - CCTV gave a cost saving bid for both the Indianapolis gate and the MRA fence.
 - Monies from the settlement from the city of Huntington Beach will be used to offset the cost of both projects.
 - B Jean MacLennan reported the Health Department Inspections requires all interior doors to the Pool remain closed at all times . The doors must be self-closing and self-latching. KEEP DOOR CLOSED signs have been added to all doors. If the Health Department finds any open door upon inspection, our pool will be closed.

C. Director Dern announced:

The HOA election contract with *Election Services* was approved.

Contract negotiations with *Patrol Masters* is on-going.

The RV will receive asphalt repair by *City Services*. All RV's will vacate during repair.

D. Nancy Henry reviewed:

Landscape Renovation changes.

Fumigation is postponed until 2021 in Phase 12.

Phase 9 will be the next area Renovated for Irrigation Repair.

The time line established in Phase 13 for renovation has not been met.

Harvest has promised to complete all work by July 6.

The contract for Phase 9 has not been approved.

6. Dayton La Grua gave the **CFO report**:

The BOD ratified the May 2020 Financial Report. It is published in Landmark Living.

Two CD's at 248K were reinvested for one year pending low rates.

At the advise of the Finance Advisory Committee, one CD at 250K was not reinvested waiting for better rates.

In April the Earthquake Insurance policy was renewed at \$320,737.

S C Edison will replace all of our street lighting fixtures with LED bulbs at a reduced rate and long term savings. This costs us nothing.

The Financial Audit for 2019 from *Invisible Accounting Solutions* was approved.

7. **Unfinished Business:**

Nancy Henry made the motion seconded by Dayton La Grua to approve the revised Addendum C Landscape Rules previously post for review and comment. All six directors approved.

8. **New Business:**

A. Marilyn Brewer made the motion seconded by Dayton La Grua to renew at last year's rates the pricing schedule for specific unit models with *OC RePipe* for emergency or proactive re-piping projects. Quotes will be obtained for each and submitted for approval during June 2020 to July 2021 period. These expenses will be charged to Reserve Accounts 6000-0331, 6000-0335, 60000-0337 as applicable. All six directors approved.

B. MRA Fence solutions

Due to community concerns and comments, please respond to the on-line survey by voting on materials and colors.

C Management Contract

Marilyn Brewer made the motion seconded by Dayton La Grua that *Huntington Landmark Community Association* send via certified mail and e-mail a Notice of Intent on or about

July 1, 2020 NOT TO RENEW the *Associa Management Contract*. In a Roll Call Vote all six Directors approved the motion.

Marilyn Brewer made the motion seconded by Dayton La Grua to approve the contract proposal from *Seabreeze Management Company* in the amount of \$60,200 per month for all inclusive services effective October 1, 2020 or at a date determined by the BOD.

Charged to operating account 5017 000. Directors reviewed the selection process and highlighted many reasons why Seabreeze was selected. In a Roll Call Vote all six Directors approved the motion.

Seabreeze representatives responded with remarks for a positive relationship.

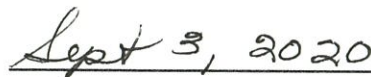
9. Homeowners Forum: (Placed last on the agenda in order for meeting information and discussion to influence the need to address the BOD)

	unit	name	Topic
A.	907 C	Donna	We should work to improve our positive inter-personal relationships and avoid being negative.
	403 B	Dan	Treat each other with respect and uniformity. Keep violation conversations confidential.
	906 B	Bunny	Thanks, for leveling benches on concrete. Material for MRA fencing is of poor quality. How do we make Landmark a non smoking Community?
	702 B	Jerry	What will it cost to change the pillars? When will they be completed?
	217 C	Karen	Events Club should not have to police the actions of attendees.
	222 B	Lynn	Walkers should face on-coming traffic for safety when in the street.
	814 C	Laurie	The proposed MRA fence should reflect the architectural style of the building in materials and colors.

10. The meeting Adjourned at 11:50 a.m.



Nancy Henry, Secretary



Date

The next General Session is August 6, 2020 at 10:00 a.m.

The next Executive Session is July 16, 2020 at 9:00 a.m.