

HUNTINGTON LANDMARK ASSOCIATION
General Session Meeting
Thursday, September 3, 2020

1. CALL TO ORDER

The meeting was called to order at 10:00 a.m. in the Main Lounge via a ZOOM broadcast.

The flag salute was led by Dayton La Grua.

Roll Call: A quorum was present: Marilyn Brewer, President, Jean MacLennan, Vice President; Dayton La Grua, CFO; Nancy Henry, Secretary; Peggy Dern, Member -at-Large.

Jorge Kamburis was absent.

Other Attendees: Kimberly Pollard, General Manager; Andrew Green, ZOOM facilitator.

Approximately 50 residents joined the ZOOM Meeting.

Homeowner's Forum: Bunny Slaughter, 906B was not happy with a ZOOM meeting as it denied access to residents who do not have a computer. She related problems with the present street sweeper company, *Sweeper Guys*, and recommended we not renew contract.

Mary Ann Mercer 411E thanked the BOD for the Open Meeting and said the present street sweepers do not use water and create dust. She reported security let motorcyclists in without getting a Unit number. Peggy Dern read a letter sent to the BOD from Ginny Langrainer, 525 E regarding the need for shade trees to replace the six removals in the area. She stated she didn't need a new garage door nor did she want a dues increase.

2. Executive Session July,16, 2020

Marilyn Brewer gave the August 6, 2020 Executive Session Report:

- Hearings regarding dog leash length, a biting dog, smoking and a garage violation.
- Approved Patrol Masters Contract
- Posted revised Rules and Regulations for 28 days.

3. CFO REPORT:

A. Dayton La Grua made the motion seconded by Peggy Dern to ratify that the CFO Independent of a Board Meeting, has reviewed the unaudited July 2020 financial documents and statements as required by Civil Code #5500. All Board Members are to review the monthly statements and their ratification is reflected in the minutes of the meeting. This report was published in the September *Landmark Living*. All five directors approved the ratification.

B. Dayton La Grua made the motion seconded by Peggy Dern to approve the proposed 2021 Budget totally \$7,752,700. The monthly assessment will remain \$500 per Unit.

Because of the CORONA -19 restrictions, sacrifices by the community being unable to use many amenities, and by careful financial management during this year, determined that there will be

sufficient 2020 Operating funds available to avoid a 2021 monthly assessment increase. This will also allow \$5000 per month extra to be added to the Reserves. All five Directors approved.

4. NEW BUSINESS

Peggy Dern gave an updated Election Report:

- There are six candidates running for the three open seats.
- The Candidate Statements are available at a table outside the office, on line, and inserted in the September newsletter.
- There will be a ZOOM, "Meet the Candidates Night" on September 30, 2020 from 5-6 p.m.

November 5 is the Annual Meeting and Election. The supervised ballot box will be at the Recreation Hall from 1:00 p.m. to 4:00.

CONTRACTS:

A. Dayton La Grua made the motion seconded by Nancy Henry to approve the 2020-2021 janitorial contract with *Specialized Services Inc.* in the amount of \$13,980 per month. Billed to GL# 5377 0000 for the term of August 1 through July 31 2021. All five directors approved.

B. Marilyn Brewer made the motion seconded by Dayton La Grua to approve *Sweeper Guys* 20-21 contract renewal not to exceed \$38,400 chargeable to Operating Account 5373 0000 with proposed budget for year 2020 not to exceed \$39,000. All five Directors approved.

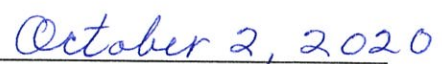
C. Marilyn Brewer made the motion seconded by Peggy Dern to approve *Sam's Garage Doors'* latest proposal to replace 110 wooden garage doors with metal sectional doors in Phase 12 at Modoc and Modesto garages and in Phase 13 at Amador and Yolo garages at a cost of \$82,500. Additional funds for construction management and contingences are authorized for a total cost not to exceed \$85,000 chargeable to Reserve Account 6000-0171. All five Directors approved.

D. The Management Contract with *Associa* will continue through Dec. 31, 2020. The requested early buy-out was huge, and *Seabreeze* recommended we not pay it. Meanwhile *Seabreeze* is working with Management to put transition plans in place for an easy start January 1, 2021.

Respectfully submitted,



Nancy G. Henry



Date

Next General Meeting: October 1, 2020 and Executive Session Hearings will be October 15, 2020.