

**HUNTINGTON LANDMARK ASSOCIATION**  
**Board of Directors - General Session Meeting**  
**Thursday, February 4, 2021**

**CALL TO ORDER:** The meeting was called to order by President Brewer at 10:00 a.m. in MRA via Zoom.

The flag salute was led by Jorge Kamburis.

**ROLL CALL:** All seven directors were present with Dan Orozco participating via Zoom.

Other attendees: Kimberly Pollard, General Manager; Dianna Torres, Operations Manager; Andrew Green, Zoom Facilitator and 32 Residents via Zoom.

**HOMEOWNERS' FORUM:** No one chose to participate.

**CONSENT CALENDAR:** Marilyn Brewer pulled the Collection Policy from the Agenda because the only change to occur was the *Seabreeze* address.

Dayton La Grua made the motion seconded by Steve Brown to approve the Consent Calendar.

*Motion passed unanimously.*

**The EXECUTIVE SESSION** for January 21 was canceled. President Brewer explained why the HOA fees statements arrived late. Association dues needs to be received by Feb. 15, 2021. There will be no late fees and *Seabreeze* plans to have accounting improvement in March.

**CFO REPORT:**

Dayton la Grua made the motion seconded by Peggy Dern to ratify that he and the Board of Directors, independent of a board meeting, have reviewed the unaudited December 2020 financial documents and statements required by Civil Code 5500. *Motion passed unanimously.*

The December 20, 2020 Financial Report was presented. It is available from the office, is posted on the bulletin board, and is published in *Landmark Living*.

There was no **UNFINISHED BUSINESS**.

**NEW BUSINESS:**

Dan Orozco made the motion seconded by Steve Brown to approve *Ross Construction Management* as the overseer for ongoing construction projects.

*Motion passed unanimously.*

Dan Orozco made the motion seconded by Nancy Henry to accept *Rain Stoppers'* proposals for gutters, gutter screens, diverters and downspouts in Phase 8 for a cost not to exceed \$87,000 chargeable to Reserve Account 9127. *Motion passed unanimously.*

Dan Orozco presented a Discussion Item Report from MAC explaining the rationale for adopting an improved **Sanitary Sewer Cleaning and Inspection Preventative Maintenance Plan** starting in 2021.

Dan Orozco made the motion seconded by Steve Brown to approve the proposal of *Performance Pipeline Technologies* for sewer inspection and cleaning for a total cost not to exceed \$96,000 chargeable to Reserve Account 9551. *Motion passed unanimously.*

Dan Orozco presented a Discussion Item Report from MAC Regarding **Lead and Asbestos** concerns in wood, stucco and laundry room roofs..

Marilyn Brewer made the motion seconded Dayton la Grua to direct MAC to proceed with the development of a Scope of Work for the 2022 Reserve Study input regarding Lead and Asbestos Testing. *Motion passed unanimously.*

Peggy Dern made the motion seconded by Dayton La Grua to accept an Emergency Agenda Item. *Motion passed unanimously.*


Peggy Dern made the motion seconded by Nancy Henry to post for 28 days per civil code 4360 the change to rule # 21.7 in the HL "Rules and Regulations." *Motion Passed unanimously.*

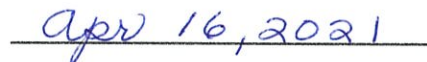
Directors received copies of the 2021 HUNTINGTON LANDMARK ANNUAL CALENDAR and the 2021 MAINTENANCE SCHEDULE.

EXECUTIVE SESSION will be held on February 18, 2021 for Rules and Regulations Violations at 9:00 am.

ADJOURNMENT:

The meeting was adjourned at 10:41 a.m.

  
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Nancy G. Henry, Secretary

  
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date