

**HUNTINGTON LANDMARK ASSOCIATION**

**Board of Directors - General Session Meeting**

**Thursday, May 6, 2021**

**CALL TO ORDER:** President Brewer called the meeting to order at 10:00 a.m. and welcomed the Membership to the meeting held on the Putting Green.

The **Flag Salute** was led by Dan Orozco.

**ROLL CALL:** All six directors were present. Other attendees were Kimberly Pollard, General Manager and Dianna Torres, Operations Manager. 49 Residents were present.

It was decided that **HOMEOWNERS FORUM** would be held at the end of the Agenda.

**CONSENT CALENDAR:** Dayton la Grua made the motion seconded by Peggy Dern to approve the Consent Calendar. *Motion passed unanimously.*

**EXECUTIVE SESSION REPORT:**

President Brewer gave the report of the meeting on April 15, 2021.

1. There were no scheduled hearings. ( A first in two years)
2. Review of the proposed revisions for the **Indianapolis Gate Project**. ACC and MAC were in attendance as well as Brett Isaacson and Danny Nguyen from *IMG Management Co*. Brett Isaacson reviewed the revised plans and explained the procedure for handling traffic and the impact on the Atlanta Gate. The proposed revisions were accepted and a request for bids will go out by the end of the month.
3. The Board took up an Emergency Item and then approved a contract for emergency purchase of shingles for Phase 8 buildings 808-825 at a cost of \$46,801.21. This new contract will save the Association \$40,000.
4. The Board of Directors discussed the vacancy created by Jorge Kamburis's resignation on 4/15/21. The Board voted unanimously to leave the position vacant until the November Election.
5. BOD Nomination Forms will be available in the Management Office on July 1, 2021. There will be four positions available for the 2021 Election.

**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 March, 2021 financial documents and statements as required by Civil Code # 5500. This report is available from the office, is posted on the bulletin board, and is published in Landmark Living. *Motion passed unanimously.*

Dayton la Grua made the motion seconded by Peggy Dern to reinvest (3) nominal \$250,000 CD's maturing in May. One (1) maturing 24 months, and (1) maturing 36 months, and (1) maturing 48 months as recommended by Morgan Stanley and management accountant Colleen Kelly. *Motion passed unanimously.*

There was no **UNFINISHED BUSINESS**.

**NEW BUSINESS:**

Dayton La Grua made the motion seconded by Steve Brown to accept *Telegence Communications, Inc.*, Bid to replace the current **TPX** telephone system at a cost of \$ 242.91 per month. (\$3,000 per year) chargeable to Operating item 5671-0000 Telecommunications.

*Motion passed unanimously.*

Dan Orozco made the motion seconded by Dayton La Grua to approve the renewing of the pricing schedule with **OC Re-Pipe** to re-pipe specific unit models over the time period of July 2021 through June 2022.

Motion passed unanimously.

Dan Orozco made the motion seconded by Steve Brown to approve *OC Re-Pipes* as the vendor to re-pipe four (4) units (two Newport and two Balboa models) in the two-story Building 18 for the amount not to exceed \$25,000 chargeable to Reserve Account 9335 Utilities -- Re-piping--Proactive.

*Motion passed unanimously.*

**HOMEOWNERS FORUM:**

Steve 817 D: Provided suggestions for more available information on the website. More open communication is needed. He volunteered to help set up systems needed.

Vard 1009 A: Explained re-piping and encouraged residents to be proactive rather than wait for damage. He also answered questions concerning "instant" hot water " from the faucets in a unit.

Denita 824 A: Tries to conserve water, needs instant hot water.

**ANNOUNCEMENTS:**

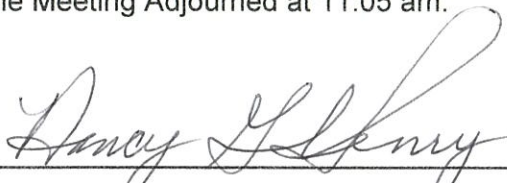
Flag Pole Dedication: May 19, 2021 Presented by the American Legion at 10:00 am at the Flag Pole parking lot.

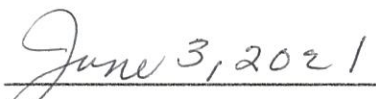
Executive Board Meeting: May 20, 2021 9:00 am

Next Open Board Meeting: June 3, 2021 10:00 am

Seabreeze Welcome Party: June 4, 2021 1:00 - 4:00 pm in the Main Recreation Pool Area.

The Meeting Adjourned at 11:05 am.

  
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Nancy G. Henry, Secretary

  
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Date