

HARBOR OAKS PLACE, INC.
Board of Directors Meeting
Date: May 14, 2024

AGENDA

Call to Order at 6:33 by Dave

Confirmation of Meeting Notification was done

Establish a Quorum – all members present as well as Tim from -----

Motion to pass on reading of April 2, 2024, minutes and to approve by Carey, seconded by Lisa and passed unanimously

Agenda Items:

1.) Spectrum Cable Box update

Gary said in looking at the cable bill there was a line item regarding DVD boxes. If a resident would like a DVD box in place of the regular box, there is a number to call to receive one.

2.) Update on pipe inspections

On May 28 & 29th the 18 ventilation stacks on the roof will have a camera inspection for cracks and issues. This, at a cost of \$3,700 is the first step in dealing with our pipe issues. A deflector plate was also placed on the fan next to the stack to prevent any orders being pulled in by the fan.

3.) Discuss establishing task groups to support BOD

This was tabled for present

4.) Update on sale of unit 206

There were no offers from residents. The Board established a price of \$270,000. The renter put in an offer of \$250,000 which the board is considering.

5.) Update on balcony repairs

Unit inspections have not been completed – there are approximately 20 to complete as well as those that failed the first inspection and need to be reinspected. This includes the smoke/water detectors as well as the balconies with tile. If you have completed the tile removal, please notify the board.

6.) Discuss Security camera guidelines

Currently there is no mention of them in our guidelines. They have been discussed and mentioned that they should be aimed/pointed at your door and not towards another resident's door, possibly on the wall.

The association's cameras were also discussed. We have 28 cameras, mostly outside, although others are inside on the ground floor. They keep 10 days of history. Having them in the elevators may be advantageous (with contractors & pets) and will be investigated.

New Business:

- 1.) The plants on the hill were discussed. We paid \$6,000 for the plants to mitigate the erosion of the hill below the pool. The plants are full of weeds. Russel Landscaping, who installed the plants, will be reworking the hill and dealing with the weeds and correcting this problem. If they can't, the company will be replaced.
- 2.) Handicap access to the pool was brought up. Just putting in a sidewalk to allow access for those who cannot take the stairs. Tim explained that to be ADA compliant the solution would not be a simple sidewalk and it would be costly. The steps were discussed as they are steep and could be altered to make it easier for those with mobility issues to descend safely.
- 3.) The issue of bike storage was discussed and the fact that there are bikes taking up space in the bike room that have not been used in quite some time. Volunteers were requested for a committee to investigate the issue and come up with solutions such as a fee for use of the room. The use of the back office as an additional bike room was discussed.
- 4.) In case of emergency, the board may need access to a unit. The optimum is for the unit owner to give a copy of their key to the board, which is kept in the office with a double lock system. The alternative is for the owner to fill out the emergency contact sheet and include the name of the person who has a key to the unit in case of an emergency. This brought up Unit 608, where the Board needs to check the status of water damage. Linda has the key but the owner needs to give permission for the Board to enter. Linda to contact the owner to contact the Board.
- 5.) This has been a busy spring with contractors. The residents were reminded that they are responsible for their contractors obeying the rules such as closing the external doors when they are not monitored and protecting the carpets in the hallways.
- 6.) There was a discussion regarding the realtors' lock boxes including those on the bench in the outer lobby. The selling realtor should be present when the unit is shown.

Motion to adjourn was brought by Carey and seconded by Dan at 8:35pm.