

REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 8, 2025

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on January 8, 2025, at 8:00 a.m. via Zoom.

DIRECTORS PRESENT:

| | | |
|----------------|---|-----------------|
| Mark Lauria | - | President |
| Sam Saul | - | Vice President |
| Cindy Furman | - | Secretary |
| Vito Borruso | - | Treasurer |
| John Sullivan | - | Member at Large |
| Ernie Garcia | - | Member at Large |
| Melad Ghabrial | - | Member at Large |

ALSO PRESENT:

| | | |
|----------------|---|-------------------|
| George Gustave | - | Account Executive |
| Chuck Hartman | | |

Call to Order

The meeting was called to order at 8:03 am.

Committee Assignments

A motion was made by Sam Saul, seconded by Cindy Furman, to authorize accepting the Committee Assignments as presented for 2025. The motion passed unanimously.

Casa Romantica Landslide Update

Chuck Hartman noted that he has spoken with Pau Ryan (City Engineer) as well as Alliance. Geo grid takes a long time to install. Need to install the drain at catch basin with a pump by the B Building and also install a gravity flow backup drain & riprap. HOA to have 2 lines added – French drain and added drainpipe for area near #6. It will be approximately 3 weeks before the retaining wall installation begins.

The Board thanked Chuck for his invaluable input and assistance!

Garage B Intrusion

The Board addressed the intrusion on January 4th into the B garage. Live monitoring told the intruder to leave the premises. John Miller installed a light by the license plate reader camera to get a better angle of the license plates.

Minutes

A motion was made by Cindy Furman, seconded by John Sullivan, to approve the November 11, 2024 General Session meeting minutes. The motion passed unanimously.

Financials

A motion was made by Vito Borruso, seconded by Melad Ghabrial, to approve the November 2024 financials pending audit. The motion was passed unanimously.

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Onsite Manager Report

- It was noted that the parking ticket process is going very well.
- B Gate motor has been replaced
- C Gate being reviewed for possible refurbishment

Solar Review

The Board discussed that the owners made a straw vote at the November meeting to approve moving forward on further investigation into adding solar. Can HOA get incentives? What have other HOA's done with regards to adding solar?

Personal Touch

Mark Lauria noted the new hourly rate and schedule that was agreed upon by Personal Touch. Information was provided in the Board Package. Fed was given the appropriate compensation and hours.

Earthquake Insurance

A motion was made by Vito Borruso, seconded by John Sullivan, to approve the binding of Earthquake Insurance with Alera in the amount of \$24,600. The motion was passed unanimously.

Architectural Update

John Sullivan noted the following update relating to the Architectural Committee:

- 28 and 10 remodels are in the final stages of completion
- 21 & 35 have recently been approved for remodels. Management to notify units surrounding with regards to the remodel so they are aware.

Landscape

It was noted that the Casa tree trimming is scheduled for March 2025. Ernie Garcia noted that he will be meeting shortly to reevaluate future projects with Robin Saul. Landscape pots need to be maintained by the landscaper. Phillipe/Adrain to maintain

Gas Inspection/Zinsko

It was noted that B & C have had gas inspections. Vito to work on having the walkway valves inspected. He will also work on inspecting the breaker panels to ensure we do not have Zinsko panels.

Adjourned

There being no further business to discuss, the meeting was adjourned at 9:15 AM.

Attest:

Signature

Date