

REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
May 27, 2023

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on May 27, 2023, via Zoom video conferencing.

DIRECTORS PRESENT:

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

TSG MANAGEMENT: George Gustave - Account Executive

ALSO PRESENT:

Jim Flores	-	Onsite Manager
Chuck Hartman		
Janelle Wolter		
Tracy Green		
Tom Stocking		

Call to Order

The meeting was called to order at 8:03 a.m.

Opening

Upon opening, the Board thanked Vito for chairing the meeting.

Mark Lauria – Casa de Romantica Update

Mark thanked Chuck and Jim for their great work in overseeing the slide thus far. Chuck Hartman gave a brief overview of the slide situation. John Miller shored up Unit 6 as the dirt was resting on this corner of the building. Red tags have been removed. The city began moving dirt on May 22nd. The block wall is still rolled over. Once the retaining wall is fixed, we can remove the shoring from #6. Water was constantly coming out of the slope during the process from an unknown source. Water started coming out by #6. The city noted that they are working on a plan. Soil samples go down to 90 feet. The railroad is only concerned about the tracks. Bushes and debris are still at the bottom of the slope. TSG Management will copy railroad and City regarding debris and fire hazard notice. The HOA should get together with Casa Romantica regarding the landscape. Chuck Harman would like to meet with Kiel Kroger on how retaining wall will be constructed... possibly give City a temporary encroachment permit to work on the HOA slope.

Jim Flores - Onsite Manager Report

The gas company inspected all of the units in the A Building. All issues were noted, and the HOA is working on getting everyone notified as to the issue with their individual unit. HOA installed an isolation valve and replaced three regulators, and a at A deck. Some units were red tagged due to gas leaks in furnace or fireplace and they were isolated, and gas shut down. The Internet and cox cable have been rerouted so that

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owners had access. TSG will send letters to owners with regards to red tag fireplaces and heaters. TSG will also schedule a meeting with the city manager and Kiel Kroger to meet with Mark Lauria on Wednesday/Thursday, May 19/20th.

Other issues noted:

- Plumbing issues at 57/58
- 28 main line was repaired.
- Dryer vents clean up.
- John Miller – 7 and 8 doing drywall repair due to leak. He also opened up the ceiling in upper A units to add shut offs to the gas line.

Ratification of Newmeyer and Dillion attorney

A motion was made by Vito Borruso, seconded by Melad Ghabrial, to approve the ratification of Newmeyer and Dillion Law Firm to represent the HOA in the Casa Romantica slide matter. The motion passed (7) to (0).

Minutes – General Session Meeting

A motion was made by Vito Borruso, seconded by John Sullivan, to approve the April 15, 2023, General Session meeting minutes as amended. The motion passed (7) to (0).

Financials

A motion was made by John Sullivan, seconded by Melad Ghabrial, to approve the financials for the period ending April 30, 2023, pending audit. The motion passed (7) to (0).

Items to note:

- 15K over in gas
- Check cost in Elevator - 66250
- Fix insurance budget to actual
- Run gas bills from 2022 to 2023 - Main gas line for pool heaters.
- George to get Special Assessment overview by July.

Ernie - Landscape

Nothing to report.

A Elevator

On hold until after summer. Discussed starting work now. Work to begin the week after Labor Day, September 12. Notice to be prepared for the owners.

Solar

No new information to report at this time.

B Garage Parking Repair

Marcello to fill cracks.

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Change in Attendance

Vito Borruso left at 9:25 AM.

Flooring

Follow up on 57 flooring.... The homeowner was sent a letter when they moved in but never sent his plans or any information on changing the flooring.

Architectural Committee

John Sullivan was appointed to the ACC.

Unit 3 remodel – Owner was sent written conditional approval which included all of Jim's notes as the conditions. Most recently, about 1.5 weeks ago, the owner called about the fireplace and inquired as to whether the BTUs were acceptable.

B & C gas inspection notification: Gas company will do a free inspection to check furnace and fireplace. Jim to provide the best approach to move ahead.

Adjournment

There being no further business to discuss, the General Meeting was adjourned at 10:02 a.m.

Attest:

Signature

Date