

**REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
January 20, 2024**

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on January 20, 2024, at 4:00 p.m. via Zoom.

DIRECTORS PRESENT:

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

TSG MANAGEMENT: George Gustave - Account Executive

ALSO PRESENT: Jim Flores - Onsite Manager
Chuck Hartman

Call to Order

The meeting was called to order at 4:00 PM.

Holiday Gift

TSG Management thanked the Board for their holiday gift.

Casa Romantica Update – Chuck Hartman

Casa / Wall Stairs – Chuck noted that he reviewed the plan with City. There will be four walls stair step down hill.... two are partly installed. They start at the top and work down and do halfway across hill, then they will build ramps over walls to complete the project. Currently they are installing shotcrete on the slope. He is discussing the diversion of water at the steps / sidewalk at unit 6. Reef Gate will work on design of a retaining wall by unit 6 as requested by the city and will send the bill to the city to pay. It was also noted that the city will build a drain and allow HOA to connect.

The Board noted how fortunate that the HOA is to have such a knowledgeable individual as Chuck representing our interests.

South Side Stairs

It was noted that four out of five flights of stairs have been completed. The metal column that goes from top to bottom is beginning to show deterioration. It is exposed so the Board will look into encapsulating it to protect it. Stringer on slope side will be welded to this new encapsulated column. The wood beam will be replace with a steal beam. Currently, we need stringers finished so the paint can be completed.

Accurate Voting – 2024 Services

A motion was made by Vito Borruso, seconded by Cindy Furman, to approve Accurate Voting Services' proposal to perform the 2024 Annual Election. The motion passed (5) to (0).

**REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
January 20, 2024**

BOD Committee Assignments

A motion was made by Melad Ghabrial, seconded by Vito Borruso, to keep the Committee assignments the same as they were in 2023. The motion passed (5) to (0).

Minutes

A motion was made by Cindy Furman, seconded by Melad Ghabrial, to approve the General Session Meeting minutes dated November 11, 2023, as amended. The motion passed (3) to (0) to (2) Mel/Vito.

A motion was made by Vito Borruso, seconded by Melad Ghabrial, to approve the December 12, 2023 Special Meeting minutes. The motion passed (5) to (0).

Financials

A motion was made by John Sullivan, seconded by Cindy Furman, to approve the financials for November and December 2023, pending Audit. The motion passed (5) to (0).

It was noted that the HOA was 8K over budget for the year and that landscape and pest control were under budget by 8K.

Cash reserves	\$ 433,000
Casa	\$ 72,000
Total Cash	\$ 502,000

Investments/CDs

CDs will expire March 1, 2024. Vito is working with Pacific Western Bank on this.

A motion was made by Melad Ghabrial, seconded by Cindy Furman, to authorize Vito Borruso to invest in CDs on behalf of the HOA. The motion passed (5) to (0).

Earthquake Proposal

John Sullivan has worked diligently to get information about earthquake insurance for the Board of Directors.

John reviewed both proposals from QBE and Palomar. QBE went up \$10,000 from 2023 and Palomar came in at \$27,881 with \$20,000,000 limit, with a 10% deductible.

Change in Attendance

Sam Saul arrived at 4:33 PM.

Palomar Earthquake Insurance

A motion was made by Vito Borruso, seconded by John Sullivan, to ratify Palomar's earthquake insurance policy for a cost of \$27,881. The motion passed (6) to (0).

REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
January 20, 2024

Report from Jim Flores

- Remodels – currently changing old pipes on all remodels, which is helping with future pipe leaks.
- 36-44 vent stack cracked pipe is being replaced.
- Supply lines will be replaced on all that are accessible.
- B Storage Ceiling Leaks – Pooling above in parking area. Need seal floor above first.
- The cost to reseal entire B Garage is around \$20,000.
- Install PVC sheet over windows in garage during winter. Chuck voiced his concern that air quality in the garage might suffer if openings are blocked off as ventilation would be restricted and vehicle emissions may be concentrated. Marcello has materials to begin the work. The Facilities Committee will review and report back.
- B Garage gate needed repair – off center and hitting bolt. Marcello installed plate so it will slide over bolt. Also, the wire was corroded and broke off. Elite to send proposal.
- TNT to give bid on gates.

Change in Attendance

Ernie arrived at 4:58PM.

Landscape Committee

The Casa has offered to trim Monterey Cypress trees significantly.

1. Trees are filthy and cause dust and pollen to accumulate on Reef Gate property. The wind mobilizes the dust and pollen from the trees which creates a difficult mess for our HOA, which does not have air conditioning.
2. They were installed over the top of sewer line.

Casa will lace and lower its trees by 30-45% if Reef Gate HOA pays \$3,000 of the \$5,000 estimated cost. This could be an ongoing agreement. A representative from the HOA shall be onsite to oversee when trimming is commenced.

A motion was made by Melad Ghabrial, seconded by Cindy Furman, to allocate \$3,000 toward the cost of trimming the Casa Romantica trees. The motion passed (7) to (0).

Sam suggests that it is the city who is responsible for trimming the trees at Casa Romantica, and that they have done a poor job in the past. Ernie wants the trees topped and agreed that this discussion should be facilitated with the city, not between the Board of Directors and the managers of Casa Romantica. Also, the discussion should be fully documented in writing.

Change in Attendance

Cindy left at 5:26 PM.

**REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
January 20, 2024**

Personal Touch Cleaning Services

A motion was made and seconded to ratify Personal Touch Cleaning's increase to \$21 for Fred. The motion was passed unanimously.

Adjournment

There being no further business to discuss, the General Meeting was adjourned at 5:30 PM. The next meeting will be held on March 9, 2024, at 8AM.

Attest:

Signature

Date