

REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
OCTOBER 30, 2024

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on October 30, 2024, 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		
	Ray Echlin	-	DB Associates

Call to Order

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

Casa Romantica Landslide Update

Chuck Hartman provided an update on the slide. We are making progress, shoring and the geogrid is moving forward. We are a month out on building the retaining wall. They opted for a conservative design on the wall. The City instantly approved the plans, with all work to be done on Casa's side. HOA approved the LGC Geotechnical for design parameters for caisson/grade beam. Three firms are available to bid on the project.

A motion was made by Vito Borruso, seconded by Cindy Furman, to authorize Mark, Vito, and Chuck to approve the final company for the wall rebuild. The motion passed (7) to (0).

The City of San Clemente and Insurance will pay about \$100,000. There are concerns about the sewer as well.

Security Update

It was noted that lighting has been increased in the garage area. Carbon Dioxide monitors were installed in the garage due to the installation of the polycarbonate window cover. Marcello, Adrian, and Jim were thanked for their updates and work performed.

Annual Meeting Agenda

The Board discussed the upcoming Annual Meeting Agenda and agreed on its content.

Minutes

A motion was made by Melad Ghabrial, seconded by John Sullivan, to approve the September 21, 2024 General Session meeting minutes. The motion passed (7) to (0).

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Requests from the Board:

- Provide spreadsheet on the Casa issue (Accounting)
- Provide South Pacific Construction bills from last 6 months (Accounting)

Financials

A motion was made by Melad Ghabrial, seconded by Ernie Garcia, to approve the September 2024 financials pending audit. The motion was passed (7) to (0).

Ray Echlin – DB Associates (SB 326)

Mr. Echlin joined the meeting to discuss the findings of SB326 deck/balcony inspection. It was noted that the reports are good for 9 years. There were no life or safety issues and maintenance of the building appears very good. Escrow and insurance companies might ask for SB 326 reports. Owners are to be informed to contact the HOA if they see any rust on railing or issues with decks.

Audit/Tax Proposal

A motion was made by Vito Borruso, seconded by Cindy Furman, to approve VanDerPol's proposal to perform 2025 audit and taxes. The motion passed (7) to (0).

Reserve Study

A motion was made by Sam Saul, seconded by Melad Ghabrial, to approve the reserve study as presented. The motion passed (7) to (0).

Tree Trimming

Mark is scheduling tree trimming with the Casa in December and January.

B Storage - Leak

Some repairs are still pending although the ceilings have been repaired. Facilities will discuss this with Jim.

Security Updates (Pt. 2)

At this time, the Board is looking into contracting a company to monitor 9 cameras in key locations 12 hours per day. The cost would be \$100 per camera per month. Cameras are equipped with voice-down capability. Adding speakers would cost remaining cameras would be \$1,800. Bringing the cameras up to current technology would cost \$4,000 up front and then \$900 per month for monitoring. Lockup - Fred will do it for a fee.

Pull Patrol One contract... what is termination clause?

The Board discussed the C garage parking and going back to hang tags with 2 issued per owner. NCR tickets to be made up for the Board of Directors to use.

A motion was made by Vito Borruso, seconded by Cindy Furman, to approve Safe and Sound's quote 210715 for \$4,153.95 to fix and install cameras per the quote. The motion passed (7) to (0).

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B Parking Space

It was noted that John and Chuck resolved the parking space issue in the B Garage.

Meeting Update

Meetings will be held midweek in 2025.

Unit 14 Storage issues

It was noted that the resident has removed all items from the hall, but now are in front of their parking space and need to be removed.

Adjourned

There being no further business to discuss, the meeting was adjourned at 9:35AM.

Attest:

Signature

Date