

AOAO HARBOR LIGHTS  
BOARD OF DIRECTORS MEETING  
MINUTES

October 15, 2015

Date: October 15, 2015  
 Time: 5:00 PM  
 Place: Harbor Lights Conference Room  
 Present: Cindy Willard, Joan Hiyakumoto, Geri Kaita, Richard Salinas, Ori Kopelman; Sue Kamalo, GM: Unexcused: Cole Santos  
 Guests: Ed Gallagher (A-222, D-320) Daniel Carpiaux (A-411) Jackie Oberheim (D-105)

<b>Call to Order</b>	Meeting was called to order at 5:00 PM by President Cindy Willard	
<b>Quorum</b>	Five board Members present	Established
<b>Approval of Minutes</b>	Minutes of September 17, 2015 were presented to the board	Motion made by Geri to accept the minutes as presented, seconded by Ori. Motion carried without opposition.
<b>Reports, Treasurers</b>		Ori gave a brief overview of the state of our finances. We're on target.
<b>Committee Reports – Building and Grounds</b>	Report was given by Cindy Willard	Scavenger Pumps will be installed by the 30 <sup>th</sup> of September. This will alleviate the noise and jerkiness. The Decorating Committee has met with a designer and a color choice will be made this week.
<b>Unfinished business</b>	Purchase of Fire Doors	Motion was made by Richard to purchase 65 steel 3 hour fire-rated doors complete with hardware and frames from Home Depot for approximately \$43,500; 2 <sup>nd</sup> by Joan Motion carried without opposition.

<p><b>New Business</b></p>	<p>Water Damage to D-303</p>	<p>Owner from D-303 requests reimbursement for damage caused by common area water pipe. Damages far exceeded the \$5,000 that the owners are requesting reimbursement for. Motion by Ori to reimburse Joshua and Susana Valdez \$5,000 2<sup>nd</sup> by Richard. Motion carried without opposition.</p>
	<p>Amendment to House Rules</p>	<p>Doors and Doorways are getting far away from the original standard. Because of this the board is taking action for beautification, uniformity and safety. See attached violations. Fines for noncompliance start following a two week warning period then increasing by \$25, \$50 finally a consistent biweekly fine of \$100 every two weeks until owner, agent is in compliance. Motion by Richard to adopt the attached door violation as an amendment to the February 2015 house rules under hallways, on page 18.</p>
	<p>Children playing recklessly under cars in courtyard</p>	<p>Temporarily while construction is underway, children under the age of 12 must be accompanied at all times while playing in the courtyard (the only designated place children can play). Unattended children will result in parents receiving one warning, and then consistent fines as defined in the house rulebook up to eviction for non-compliance. This rule will be in effect immediately and will end no later than March 1, 2016 or sooner. The board will release the temporary restriction when construction has concluded on the photovoltaic project and cars are no longer parking in the play area. Motion by Ori to adopt temporary restriction, 2<sup>nd</sup> by Joan. Motion carried without opposition.</p>
<p><b>Correspondence</b></p>	<p>S-313 and D-406 Cats</p>	<p>Letter from qualified physician for units D-313 and D-406 recommending service animal. Both units to obtain cats. Motion by Joan to approve an animal for both residents, 2<sup>nd</sup> by Ori. Motion carried without opposition.</p>

**Next committee meets:** Wednesday November 18, 2015 at 5:00 PM (Budget and Finance; Building and Grounds; Security)

**Board of Directors Meeting:** Thursday November 19, 2015 at 5:00 PM

Annual Meeting: Friday, November 6, 2015 at 5:00 PM

There being no further business to be brought before the Board of Directors, the meeting adjourned at 5:45 PM

Respectfully Submitted,

A handwritten signature in cursive script that reads "Sue Kamalo".

Sue Kamalo  
General Manager

# Door Correction Notification

Date: \_\_\_\_\_ Unit: \_\_\_\_\_ Owner: \_\_\_\_\_

Agent: \_\_\_\_\_ Deadline for Compliance: \_\_\_\_\_

On a regular inspection of the interior, there were concerns raised about the appearance of your door. All doors in a condominium complex need to be uniform and clean. We are sending you this letter because your door needs attention. Please make the corrections noted and you will receive no further correspondence in the matter. You have two weeks to comply. Your door..

- Has a screen door that is not allowed per the condominium documents
- Has dirty doors (please re-paint or wash them)
- Has a dirty threshold (doorway)
- Missing Door Number (please replace)
- Needs repainted - door is scratched or looks deplorable
- Frame paint not matching door paint; Frame not painted
- Not a solid core door, which meets the fire rated regulations
- Other: \_\_\_\_\_

First Warning       \$25 fine       \$50 fine       \$100 fine

**Thank you for doing your part to make  
Harbor Lights  
the best we can be!**

Sincerely,

Sue Kamalo, General Manager