

**MINUTES VIA VIDEO CONFERENCE & IN PERSON**  
MEETING ID: 1454610165  
**BOARD OF DIRECTORS**  
**COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION**  
**MARCH 27, 2024**

**BOARD MEMBERS PRESENT:** Bill Pai, President  
Paul Beusterien, Vice President  
Gary Lym, Secretary/Treasurer  
Cheryl Paterson, Director  
Gary Hoffer, Director  
Bassey Obot, Director

**BOARD MEMBERS ABSENT:** None

**STAFF PRESENT:** Dawn Jaeger, Executive Director  
Jacqui Vasquez, Office Manager

**CALL TO ORDER**  
President Pai called the meeting to order at 6:46PM.

**ANNOUNCEMENT OF CHBIOA ELECTION RESULTS**  
Executive Director Jaeger announced the results of the Annual Meeting of Electors:  
Village 1-C None  
Village 1 Gary Hoffer  
Village 3-A Bill Pai  
Village 4 Bassey Obot

**ROLL CALL / APPROVAL OF AGENDA**  
Roll Call was conducted by Ms. Vasquez. Members present are listed above. The Board reviewed the agenda.

**Director Hoffer motioned to approve the agenda. Vice President Beusterien seconded the motion.**

**VOTE:** Motion carried unanimously (6 in favor-Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained.

**OPEN FORUM**  
None

**PRESENTATION-LICENSE PLATE READERS-MIKE ROBLES-WONG**  
Mr. Robles-Wong advised the Board of recent discussions with Flock Safety regarding installing license plate readers within the Community. Five project associations and CBR HOA are interested. Each camera costs approximately \$2,000 to buy and approximately \$2,000 per year to service/maintain. Alameda Police could have direct access to the footage by direct agreement. Flock Security was mentioned at the most recent Beat 33/34 meeting. President Pai, Director Obot, and Security Director Silva will be available to attend the next meeting with Flock to move forward.

**CONSENT CALENDAR**  
The Board reviewed the minutes from the meeting on January 24, 2024 as well as the architectural and security reports.

**Director Obot motioned to approve the consent calendar. Director Hoffer seconded the motion.**  
**VOTE:** Motion carried unanimously (6 in favor-Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained.

## **REPORTS**

a) **CLASS**-No report was given.

b) **Directors**

**President Pai** advised the Board that SEA HOA is working on shoreline erosion with the City of Alameda.

**Vice President Beusterien** advised the Board that the City Council approved the resiliency plan. He also reported from the Beat 33/34 meeting that APD says catalytic converter thefts appear to be on the decline, while other crimes including speeding are on the rise.

**Treasurer/Secretary Lym** advised the Board that all of Village 5 is interested in the license plate readers from Flock Security.

**Director Paterson** advised the Board that the PSL projects are moving forward well. She added that PG&E were out at BLB and found level 1 dangerous leaks; they are monitoring the situation.

**Director Obot** advised the Board that PLB had some questions on basketball standards.

**Director Hoffer** reported that CBR's PSL project is on schedule. He added that city surveyors were out staking Mecartney Road.

c) **ED/Staff**

ED Jaeger advised the Board that four associations were inspected and some leaks were found. Repairs were made and PG&E will follow-up on others areas in 6-8 weeks.

ED Jaeger reported that she and Director Paterson will be meeting with CINC Systems to determine next steps, if there are any.

ED Jaeger announced that Security is almost fully staffed, with 14.5 of the open 16 positions currently being filled.

## **FINANCIAL REVIEW**

The Board reviewed the January/February, 2024 financials and the February, 2024 delinquency report.

**Treasurer/Secretary Lym motioned to accept the January/February, 2024 financials in accordance with Civil Code Section 5509 as well as the February, 2024 delinquency report as submitted. Director Obot seconded the motion.**

**VOTE:** Motion carried unanimously (6 in favor-Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained.

## **OLD BUSINESS**

**A. Phones Update**

ED Jaeger advised the Board that the new phone system was installed on 3/13/24. Staff are being trained and getting familiar with the new features.

**B. Basketball Standards Rule**-The Board reviewed the seven comments received during the 28-day comment period-4 in favor, 2 opposed, and 1 irrelevant comment.

The proposed rule reads as follows:

**Basketball Standards (Proposed Rule):** Permanent basketball standards are not permitted on private lots. Project Associations may apply to the CAC for basketball courts in common areas with the condition that the courts not be lighted, or larger than standard high school half size courts. Before making application to the CAC for

such a court, Project Associations must obtain the written approval of a majority of the property owners within a three hundred (300) foot radius of any part of the proposed court.

Temporary basketball standards shall be permitted on private property when they comply with all of the following conditions, unless the project association has developed stricter or more lenient requirements:

- Free-standing from any residential building, fence or other permanent structure;
- Maintained in structurally sound and safe operating condition, with no visual damage. Unsightly or unsafe equipment must be repaired or removed.
- Used only during daylight hours;
- Used only where they do not cause a traffic or safety hazard by blocking traffic, parking, or visibility on the streets or sidewalks;
- Used without any additional artificial lights;
- Used so as not to create a nuisance for any neighbor or other resident; and,
- Standards no higher than 5 (five) feet may be used in backyards.

**Vice President Beusterien motioned and President Pai seconded to approve the Basketball Standards Rule.**

**VOTE:** Motion carried unanimously: 6 in favor (Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained.

**C. CINC Update**-Report given under ED comments.

**D. Events Update**-Ms. Vasquez updated the Board on the Board Member Volunteer Appreciation Event. The date of April 17, 2024 is set and Asena Restaurant is the confirmed caterer. To date, 58 people responded yes.

Ms. Vasquez added that GC readers can voice their opinion on two possible new events to be hosted by the Community: a makers' market and/or a blood drive.

## **NEW BUSINESS**

### **A. Election of Officers**

ED Jaeger facilitated the election of officers:

**Office of President:** Mr. Lym nominated Mr. Pai; Mr. Obot seconded the nomination.

**VOTE:** Motion carried unanimously: 6 in favor (Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained

**Office of Vice President:** President Pai nominated Director Lym; Mr. Obot seconded the nomination.

**VOTE:** Motion carried unanimously: 6 in favor (Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained

**Office of Treasurer:** President Pai nominated Director Beusterien; Mr. Obot seconded the nomination.

**VOTE:** Motion carried unanimously: 6 in favor (Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained

**Office of Secretary:** Vice President Lym nominated Director Obot; Mr. Hoffer seconded the nomination.

**VOTE:** Motion carried unanimously: 6 in favor (Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained

**IDR/Architectural Appeal Facilitator:** President Pai nominated Director Paterson; Secretary Obot seconded the nomination.

**VOTE:** Motion carried unanimously: 6 in favor (Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained

**Finance Committee:** President Pai nominated Director Hoffer, Director Paterson, and Treasurer Beusterien to serve on the Finance Committee. Secretary Obot seconded the nomination.

**VOTE:** Motion carried unanimously: 6 in favor (Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained

**B. Code of Conduct/Civility Pledge**

ED Jaeger reminded the Board of the Code of Conduct that is signed yearly and advised them of the Civility Pledge, new this year. The Board reviewed the documents and signed them.

**C. New CAC Appointment**

The Board reviewed the application submitted by Ms. Noel Cisneros.

**Director Hoffer motioned and President Pai seconded to approve the appointment of Ms. Noel Cisneros to the Community Architectural Committee.**

**VOTE:** Motion carried unanimously: 6 in favor (Pai, Lym, Beusterien, Obot, Paterson, and Hoffer); none opposed or abstained.

**D. Community Board Priorities**

ED Jaeger suggested that the Board may want to develop strategic plans in various areas. The Board agreed with Director Paterson that a plan to attract new board members should be a priority due to the number of project boards that have less than five members.

**E. Communications**

The Board reviewed communications.

**ADJOURNMENT TO EXECUTIVE SESSION-8:19PM**

**President Pai motioned and Director Hoffer seconded to adjourn to Executive Session.**

**VOTE:** Motion carried unanimously (6 in favor-Pai, Lym, Beusterien, Obot, Paterson, and Hoffer); none opposed or abstained.

**ADJOURNMENT BACK TO REGULAR SESSION-8:35PM**

The following was read back into the minutes after Executive Session was adjourned and Regular Session was re-convened:

**Legal**

Management contracts were reviewed.

**Delinquency**

1. 082-325829-Lien

**Treasurer Beusterien motioned and President Pai seconded to accept the lien.**

**VOTE:** Motion carried unanimously (6 in favor-Pai, Lym, Beusterien, Obot, Paterson, and Hoffer); none opposed or abstained

2. 090-013177-Notice of Default

**Treasurer Beusterien motioned and President Pai seconded to accept the notice of default.**

**VOTE:** Motion carried unanimously (6 in favor-Pai, Lym, Beusterien, Obot, Paterson, and Hoffer); none opposed or abstained

3. 093-138685-Declaration of Default

**Treasurer Beusterien motioned and President Pai seconded to accept the declaration of default.**

**VOTE:** Motion carried unanimously (6 in favor-Pai, Lym, Beusterien, Obot, Paterson, and Hoffer); none opposed or abstained

4. 095-093641-Judicial Foreclosure

**President Pai motioned and Secretary Obot seconded to accept the judicial foreclosure.**

**VOTE:** Motion carried unanimously (6 in favor-Pai, Lym, Beusterien, Obot, Paterson, and Hoffer); none opposed or abstained

**ADJOURNMENT**

**President Pai motioned and Director Hoffer seconded to adjourn the meeting 8:35PM.**

**VOTE:** Motion carried unanimously: 6 in favor (Pai, Lym, Beusterien, Obot, Paterson, and Hoffer); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for April 24, 2024.

Minutes approved on \_\_\_\_\_

\_\_\_\_\_  
CHBIOA Board Member