



**Harbour Vista Lunch Report**  
**Fred's Mexican Cafe**  
 by Mike Borzi



Had lunch at Fred's mexican restaurant at Main Street. and PCH. It is located on the second floor of the building and looks out at the pier and the Pacific ocean.



**Great View**

Parking to get to the restaurant can be tricky, but there is a public parking structure. Very nice location and great ambiance. We sat outside on the patio to enjoy the view.



**No Refried Beans**

The service was good, and the seating was ok. The restaurant is clean and  
*(continued on next page)*

*Recipe of the Month*

**Black Bean and Sweet Potato Quesadilla**  
 by Eden Hommes



Peel and boil the sweet potatoes until soft and fluffy. Drain, and mash them in the hot pot with the margarine, soy milk, and salt and pepper. Set aside. Place a tortilla down on a cutting board. Smear a thick layer of mashed sweet potato on it, top it with about 1/2 cup of black beans, and add shredded non-dairy cheese and a sprinkle of cilantro. Top with another flour tortilla.

**Ingredients**

- 4 sweet potatoes/yams
- 2 Tbs. Earth Balance margarine
- 1/2 cup unsweetened soy milk
- Salt and pepper to taste
- 2 cans of drained black beans
- Salsa
- Whole wheat flour tortillas
- Shredded non-dairy cheese
- Coconut oil
- Fresh cilantro

**Instructions**

Heat coconut oil in a large pan, and place the quesadilla in it. Cover with a pot top to allow the heat to melt the cheese. Cook on medium for several minutes, then carefully flip the quesadilla over and cook on the other side (covering it again with a pot top to heat). When both tortillas are turning brown and crisp, remove quesadilla. Slice in quarters and serve with salsa. This recipe makes about 4 large quesadillas. ■

**Footnote:** A property owner at Harbour Vista, [Eden Hommes](#) is an ER nurse with a passion for preventative medicine and natural health. She is working on a Masters degree in Holistic Nutrition, and teaches classes on Essential Oils. Contact her at [NurseInTheKitchen@hotmail.com](mailto:NurseInTheKitchen@hotmail.com).

*September 2017 HOA Meeting Highlights*

**19% RAISE IN DUES APPROVED!**  
**President Lashes Out at Member Meeting with Property Management**

The September 25th HOA meeting was called to order by President [Helen Revalus](#). Other Board members in attendance were Vice President [Mike Pedeutzi](#), Secretary [Teri Piper-Johnson](#), Treasurer [Mary Williams](#) and Member-at-Large [Candice Shultz](#). Action Property Manager [Peggy Shaw](#) was present along with her supervisor Rhonda Hart and 19 members and renters.

**Financial Report and Other Issues**

The Board refused to approve the financial statement prepared by Action Property Management because of discrepancies with the numbers.

The Board did not approve the minutes from the last meeting. The Board asked for an accounting of year to date of the general ledger. Action will submit new minutes at the next meeting for approval.

**Committee Reports**

- It was announced that the Architectural Committee was not formed at its initial meeting September 13th due to lack of attendance.
- The new Charter for the recently creation of Safety Committee was approved.

**Reserve Funding Discussion**

Helen Revalus asked Action to reverse allocations to the Reserve starting at the beginning of this year and return them to HOA operating funds.

**Meeting with Action**

At the Board's request, a meeting was held with Action Property Management to discuss the state of the HOA. The Board presented a six pages list of question. Most were answered at the meeting, but some still remain outstanding. The Board announced that it is going to perform an audit of Harbour Vista's accounting. The Board now has access to check registry and invoices through a web site and can identify when checks are mailed and invoices are received. The Board expressed that the HOA had not been managing the Property Management Company and this was going to change under this new Board.

**New Business**

- The Board approved Electronic Doors and Gates to install at cellular system for the Cabana Gate at a monthly fee for its use.
- Lago gate problems have been identified as the responsibility of telephone company who will laying new lines.
- The Board rescinded any outstanding work and uncompleted proposals by Bemus Landscaping.
- The Board announced that during the repaving of Hell Avenue and Green Street, that the Fire Gates will be open at the end of Lago-Blackbeard and the at the end Grunion.
- Two garage roofs were approved for repair.

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*(Dinning Around continued)*



modern beach setting with Mexican flair. The food was fair, but nothing special. I had a very pedestrian quesadilla and pinto

beans, not bad. My favorite refried beans were not on the menu. My lunch partner had the Fajitas with very tasty chilis. Food was well presented, and served in a timely manner with no errors.



**Medium Price**

Price is medium for the location and atmosphere. Worth a visit for the view, but I would look for a more authentic spot for true Mexican cuisine. It has a bar, and variety of drinks, I only had soda. ■

**Fred's Mexican Cafe**

300 Pacific Coast Highway, Suite 200  
Huntington Beach, CA 92648-5113  
714-374-8226

<https://www.fredsmexicancafe.com>

Mon, Wed, 11am to 11pm  
Tue, Fri, Sat 11am to 2pm  
Thr, Sun 11am to midnight  
Fri 11am to 12am  
Sat 10am to 12am  
Sun 10am to 11pm



*(HOA Meeting continued)*

Action will credit the HOA the \$3036 for the late fee charge for elevator inspections.

**More Responsible**

The Board asked that members should take more responsibilities as to the management of the property before contacting the Action.

**Budget for 2018**

The draft 2018 budget that was presented at the recent open session Budget Committee meeting was approved by the Board. It raises the members dues by 19% starting January 2018. The new budget allows the HOA to pay back the loan from the reserves in three and half years while providing funds to maintain the HOA. This budget was developed from usage figures provided by Action and review of invoices. The Board stated that assessment over the last five years should have gone up from 3 to 4 percent. However, in reality they had only gone up 2.6%. Helen stated that inflation alone for each year had been 3%.

**New Business Continues**

- A new version of the Rules and Regulations" will be mailed out to the membership for a 30 day comment period before final approval by the Board.
- Terri Piper-Johnson announced that she would step down as Secretary but will remain on the Board as a "member at large". Candice Shultz assume the position as Secretary.

**Reserve Study**

The draft reserve study was rejected by the Board because of inaccuracy. The HOA must have an approved reserve study to go forward the next year.

*(continued on center panel)*

*(HOA Meeting continued)*

Action Property Management will ask the reserve study company to make corrections for final approval by the next meeting.

**Attack Again Michael Barto**

Helen stated that Michael Barto's Newsletter does not represent Harbour Vista. That Michael mis quoted her in his publication by saying she apologized for the handling of Michael Barto removal from the Board immediately after he was elected with 34% of the vote. She stated that she did not apologize for removing Michael Barto. Instead she only apologizes for the entire Board because mishandling the open and closed meeting sessions to seat the new board and remove Michael Barto. His removal followed elections rules whether it was an open session or closed session. She blames Michael Mengel, Mary Williams, Terri, Piper-Johnson and Peggy Shaw for not speaking up during this closed meeting.

Helen continued that she had not stated as noted in the Newsletter that something had happen in 2012. She said that she really stated that the "reserver issue" had started long before 2012 and they only have records back to 2012.

Continuing her attach, Helen read a portion of a letter from Michael Barto asking for a private meeting. She felt this was threatening. Helen stated she does not respond to threats and stated that she will never meet with Michael Barto on a one on one bases. See Michael's letter on the Harbour Vista News Web site to make your own decision.

**Open Forum**

- Members also express concerns about the large increase in the assessments representing almost \$90 increase per month for each homeowner.
- Michael Barto stated that raising the dues by 19% was out of control. "This is a blue collar community and not all members can afford this". He felt that two months was not enough time for this new Board to effectively evaluating the HOA financial and to develop a new assessment rate. He felt that the dues should only go up by 3% to 4% to start and after the complete audit next year be adjusted accordingly.
- In looking at the monthly Action financials for the HOA, Michael Barto announced that he had found several math errors. He stated that these statements are generated by computer and computers do not make math errors. It appears that these entries are being made manually.
- The Property Manager Peggy Shaw stated that the HOA financial statements are computer generated. Michael provide the Board with documentation showing these math errors. He specifically pointed out the missing of \$71K in the April 2016 statement where the "due the reserves" and "owed the reserves" did not add up to the "total reserves". There were also other examples.
- A member asked why this new Board seems so unenthusiased with being on the Board and seem uncomfortable. They removed the "top getter" Michael Barto which seems to be for personal reasons. Obviously there is some animosity. It appears that he was a person who the members really wanted while this Board seems to not like being on the Board. Board Terri Piper-Johnson stated she had step down as Secretary to become a member at large because of personal reasons.
- The Board announce that they are **spending money with the HOA Legal Council** to review the legality of the Election Rule that was used to remove Michael Barto from the Board and where a member petition was submitted to have it removed.
- A member asked why the HOA has so many slab leaks. He stated that there are only two reasons that copper pipes would fail. The Board admitted that they did not know why. They asked the member to contact the HOA plumber Crandell and discuss the issues and report back to the Board.

*(continued on right panel)*

*(HOA Meeting continued)*

The next Open Session meeting of the HOA is tentatively scheduled for **Monday October 23rd** at 6:30pm in the Cabana Clubhouse. ■

**Note:**

1. The proper way to have prevented Michael Barto from being elected to the Board, would have been to make a complaint to the independent Election Inspector who was present at two meetings during the election. **That way his votes would have never been counted.** But the Election inspector would have looked at Davis-Sterling Act and would have found that residency was not a listed as grounds for disqualification. But the Board to defend its actions is now spending HOA funds with General Council to prove what they did was legal. Why waste the money? If three members on the Board do not what to server with Michael Barto, it is totally legal to vote him off. **Let's put this to rest.** The excuse that they are spending money on legal because of a petition to remove the residency requirement is non sense since this restriction was added in 2014 specifically to prevent Michael Barto from running for the Board.
2. If any member would like a copy of the financial discrepancy document I submitted to the Board, simple send an email to [editor@harbourvistanews.com](mailto:editor@harbourvistanews.com) and identify yourself as a property owner by providing your unit address.



**Upcoming HOA Meetings  
Cabana Club House  
Monday October 23, 2017 at 6:30pm**

**On Our Web Site This Month**  
• Extend coverage of HOA September Meeting with many comments are justifications.  
[Go to http://harbourvistanews.com](http://harbourvistanews.com)

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Harbour Vista News provides news and community information for the owners of **Harbour Vista** properties in Huntington Beach.