Harbour Pointe HOA board meeting: Tuesday, October 8, 2019

PRESENT: Randy Nahvi, Paul Williams, Chip Slagle, Derek Foreman, Pat Pickett

Pegasus: Sharon and Michael

Maintenance: Mark Livingston

Guests: Mickey Smith

MINUTES FROM SEPTEMBER 2019 MEETING APPROVED.

FINANCIALS:

MD: Reserve balance just under $294,000. Operating balance $23,000. Total balance of almost $318,000. September income $16,000. September expenses $24,000. Receivables at $10,000. No more questionable receivables for now. Income YTD: just under $300,000. Expenses YTD: $359,000. In the red $59,000.

RN: Have we reached our $60,000 limit on deck repairs?

MD: We are not at that mark yet.

RN: We seem to be spending money on that pretty lavishly.

MD: Total buildings were at $207,000. $37,300 spent on decks. We are doing a lot of work on buildings. A couple of the checks you signed were for new sliders (glass doors)

MD: Jennifer Mungle was at $1600. I changed her billing address, they sent one check to the wrong address. She is going to pay through the end of year, asked to waive late fees. She is re-sending a check.

RN: We will not waive late fees.

MD: Late fees reduced to $6100. No one over 90 days to worry about at the moment.

RN: If there are no further questions about financials, let’s move on. Mark, you’re up.

ML: Started work on your condo Randy (#25) to fix your deck. I need to know where to go next. Sharon gave me a work order for a wobbly stairway at #57 and we need to address this quickly.

RN: What do you mean the stairs are bad?

ML: The entry stairs are in bad shape. #17, I would like one of you to look at it with me. There are four sliding doors that are in bad shape.

RN: Contact the owner and see if they would pay for either the doors only or labor only for new ones.

ML: #13 stationary window; it’s fogged up but does need to be replaced. I’ll double check on this and see if it’s just the fogged up window or it needs to be replaced. #15 chase is rotting out. I don’t know what we’re getting into until we start tearing it apart. We can patch it up but eventually it will have to be done like Norman’s building was. We’re going back and staining the decks that we have worked on previously. Sharon was called about the deck on #2 where the chase was worked on. (Norman Merlett). That deck needs to be stained.

RN: Go ahead and do it.

ML: Is the pool closed? (yes) I will winterize the bathroom and coordinate with the pool guy. I will wait to take down the tennis net. We will finish up with Randy’s deck soon. Where should we go next?

PW: We can decide where to go next pending on how much money is remaining for deck work. Since the stairs on 57 need to be done for safety reasons, that is where we will go next.

RN: Michael, are we hanging meat in here today? Can you turn the damn AC off?!

CS: I will look at the stairs on 57 and 1 sometime, maybe this weekend. I will report back to Mark.

CS: Mark, anytime you open up a chase, check the fire boxes to see if they’re in good shape or not.

PW: Mark, at the completion of the concrete work, some of the RR ties were not put back because they are in very bad rotting condition. Is the easiest thing to do replace them with RR ties?

ML: I will look at those when we look at all the other stuff needing maintenance.

RN: Let’s be cautious where we go next with deck work.

ML: We also have a lot of work orders to take care of.

OLD BUSINESS:

RN: Can someone explain the situation with Dr. Ritchie?

PW: He sent me and other residents a copy of the letter from our attorney and a written apology stating he is very sorry and will abide by the rules, etc. This pissed me off. Who made the decision to have Densford send a letter? It wasn’t mentioned at previous board members. There was zero discussion about this.

MD: There was discussion a while back about residents complaining about his dogs running loose, pooping on the tennis courts. At the time we said we need to get this under control and have our attorney straighten it out.

PW: What I’m questioning is the board needs to sign off on drafting such a letter.

ML: We have talked to him many times through the years and he has always been very nice, but ultimately doesn’t do anything about the problem. I apologize if I misinterpreted something in all of this.

PW: Were phone calls made to pool companies? (as discussed to do at last meeting)

CS: I can’t get anyone to come out here to look at our pool, so no meeting was necessary.

PP: Victory Surface out of Indianapolis recently purchased Classic Pools. They primarily just to commercial pools. He stated that he wants our business and will do anything he can to get the ball rolling. They have several projects going on in Indy, Fort Wayne, South Bend, etc. He spent about an hour taking pictures at our pool and I invited him to come to our next meeting. He said it wouldn’t be fair to give a rough estimate until he sits down and figures it out. He will give us a presentation at the November meeting about his plan for replacement.

PW: Since we are talking about complete replacement, are we going to have to completely replace our pool fencing to be up to current code? Are the codes 30 years ago current today?

PP: That is a question we will have to get answered. We will need to get a cost for new fencing? We talked about putting the steps all along one side of the pool. He thought that would be a good idea. He is the president of the company and won’t treat us badly like the others we have talked to. We need to talk about how we are going to pay for it. Logistics: Ideally if we didn’t want to lose a summer of using the pool, we would close the pool early, probably at the end of August, take the old pool out, and do what they need to do. And then come back early spring to finish it and hopefully have the pool open by June. It’s a good plan that will require a lot of planning in advance. He does have completed projects we can look at in Bloomington, a couple of apartment complexes. I was impressed with the guy. It all comes down to how much it’s going to cost and how we’re going to pay for it.

MICKEY SMITH:

RN: Mickey, I’m glad you’re here. We want you to attend these meetings on a monthly basis to better communicate with us on what’s going on. The intent is for all of us to be on the same page.

MS: I think we’re making progress. It’s a big complex. Every place always has an issue or two. It requires ongoing maintenance to get things where you want them. The place has been overgrown.

CS: Mickey has had challenges this spring with all the rain, getting reliable employees, etc. I work with him closely on what things need to get done. I think it’s important that our board members get to know you.

RN: Are you responsible for maintaining the fire trail and the arroyos between the buildings?

MS: We have been working on that. We have been cutting back huge amounts of brush and branches. We are making progress but it is taking time.

CS: Mickey is our sole provider except for fertilizer and weed control.

RN: Between my building C and the next building D has been a concern.

MS: We have been working on that area today.

PW: Chip can you share with us your concerns you have for Mickey?

CS: We want to tighten up behind the buildings, trim the ivy away from the buildings, cut out the vines at the tree bases. We decided to wait a couple more weeks before trimming the burning bushes. We want to keep up on the weeding better, and tighten up behind the buildings. If it is short and under control, we will have less snakes and other problems.

PW: Did you talk about mowing?

CS: We talked about watch the turn around marks, slow down and pay attention to detail, mow away from the mulch areas.

MS: We are constantly re-training people. It is difficult to keep good people.

CS: You have to micro manage these people and get them interested in what they do. I trust Mickey and what he charges us for his work.

MS: We will continue with all the trimming and get to the burning bushes in a few weeks.

CS: We need to spruce up the area on the east side of the Casad’s unit where we removed trees. Mickey do you think your prices will change for next year?

MS: I hope not but if I charge more I could possibly have better people to get the work done. It’s about integrity with me. I apologize for not making previous meetings. I will do my best to make the meetings in the future.

RN: Let’s move on with old business.

PW: New tennis court sign, where are we with this?

SD: Old sign has been taken down. We will have to make a new one. I want someone to help us with the wording on the new sign. Should we talk to John Slaughter?

PW: I think that’s a good idea. There are a couple of lines from the old sign that we could eliminate completely.

MD: We will add a better padding to the basketball goal next spring.

RN: New sign needs to say tennis players have priority over basketball.

PW: We were trying to get the rental information for unit 56. Have we been able to do that?

SD: That is rented through Susan Slaven and she will not provide that information. It is a privacy issue.

DF: I don’t think we have a legal leg to stand on to get the information from Susan. We could try with the owner. Send a letter to the owner and ask them for the information.

PW: The lady in #74 who is scared about not having a fire escape, anything to report on that issue?

CS: I went over there twice, no one was at home.

RN: Sharon, get in contact with this woman and tell here we are willing to do cost sharing at 20%-30% for us if she will pay the remainder.

CS: We talked about planting trees, any money for that?

RN: Let’s do it not to exceed $2000.

CS: What about Casad’s unit? I would like to spend $4000 including the trees.

RN: I’m okay with that. Let’s go on to new business.

NEW BUSINESS:

RN: I would ask the board to withhold any major discussion about the pool until we know what we’re talking about in terms of dollars needed. We will know more when this gentleman comes to talk to us at the next board meeting.

PW: I think that’s a good idea. We’re not going to do anything this fall it looks like. Pat has found us a great possibility, let’s see where it goes.

CS: IN Pool & Spa guy called me, I think they can do the job to keep us going for another one or two years. How are we going to pay for this? This is a major hurdle.

RN: My concern is having IN P&S doing the work. No one seems to think their work is worth anything.

CS: He said in order to do the work to limp it along and be able to open up next spring, he would have to do the work NOW. I don’t think it will take a month for Pat’s pool guy to get a quote to us. He wants to drain, clean, pressure wash the pool, paint it, fix some of the aggregate around it. Total bill would be $20,000.

RN: Pat’s guy would be for 2021. What do we need to do for 2020?

CS: We can’t have the pool closed in 2020.

RN: For 2020; can you contact IN P&S and ask them what would it cost for improvements to keep the pool open just for 2020?

CS: Probably $10,000. I would rather spend $20,000 to get 3-4 years while we prepare for the new pool and its expense.

RN: Stay with 2020 and spend $10,000. After 2020; we need to listen to Pat’s guy and find out what we are looking at, and then decide what we need to do.

CS: I agree. One more question; if this guy comes back with a bid of $150K to $200K, which he will, do we build a new pool in 12 months? What do you think we will do? I’m not sure we want to do that with the decks. I saw another deck pulling away from its building. I don’t see us coughing up $200K to build a new pool. I would rather spend the $20K to get us the 3-4 years.

RN: That’s a damn good question.

PW: I agree it’s very expensive but we may not have a choice.

RN: Maybe we should pay $20,000 as Chip suggests since we may not be able to afford a $250K pool.

PP: Or, do we want to get him here at another time other than the next board meeting and get these questions answered sooner rather than later? I can call him tomorrow and find out.

RN: We can call an emergency meeting.

MD: Do we gain anything having a meeting quicker than our monthly meeting?

DF: We have to spend the money now to have the pool open for the 2020 season. Let’s quit screwing around with this. Let’s spend the $10K or $20K.

RN: Is $20K with IN P&S money well spent? We have a responsibility to our residents. Do we trust them?

CS: In my opinion, if it were me and you didn’t choose me to do the work, I wouldn’t service your pool next year. These guys are the only act in town. We really don’t have a choice with who can get our pool in shape for 2020. There is no one else that will do pool maintenance for us.

RN: I understand what we need to do, have to do. My problem is spending $20,000 with a company that we all believe are lousy.

PP: This seems to be the first year they have been lousy.

RN: Make a motion to go with IN P&S to spend no more than $20,000 to repair the pool in order to be open for spring of 2020. And we will have Pat’s guy give his presentation and price quote to replace our pool at our next board meeting in November.

DF: Motion made.

PW: 2nd.

RN: Motion carries.

CS: I will call them and get more specifics, will talk with them about leaks.

PP: Chip, there is a leak detection company in Indianapolis and we could possibly work with them. They have worked on my pool and I have all the information to get in contact with them.

RN: Any other new business?

PW: We need to talk about the contract work that was done and all the problems that were part of it. In a nut shell, our methods of communication didn’t really go past putting information on the message board and on our HP website. People were outraged about the lack of communication in the matter, in their opinion. Randy was approached rudely about it last Friday night. I have been approached too many times to mention with threats, comments about my incompetence as a board member, phone calls, text messages, you name it. The workers also were approached with verbal attacks and threats. It was insane. I called Bill Rynard to tell him I was removing all the cones and barriers before something worse would happen. Under the circumstances, he agreed with me.

PW: There is one remaining concrete project to be done starting the 16th for a trench drain to be installed in front of garage #78 for $1950.00. My question to you Derek is could we create something with Mailchimp?

DF: There is already something on our website where they can opt in for email messages.

PW: We need to find the best way to communicate whether it is through mail, which is effective, or some other means. I will not go through a situation like this again. Trying to be polite to these people did not work at all. Everyone became an instant concrete expert.

RN: The complaints weren’t about the work that had been done, it was about in their minds not being notified properly and with advance warning. They felt inconvenienced for having to park away from their condo. Any other new business?

PW: There is a RR tie retaining wall on the north side of building A that is in very bad shape. This needs to be looked at for replacement and the cost as well.

SD: Do we want to get a cost from anyone else?

PW: Sure. We also need to replace a latch on the west gate of the tennis court. I am very pleased with our transition to Ava’s for trash removal. They seem to be doing a very good job. What we keep pushing down the road is our plans for a new trash dumpster enclosure. Right now 960 residents of Eagle Pointe have access to our dumpsters. This has and will continue to cause problems. Whenever we get our new enclosure, it needs to be accessed by a key, just like the pool. We must have better control over this. We can push this into 2020. I know we need plans and costs.

PSA UPDATE:

PW: There was a meeting last night (10/7). The majority of PSA board members support moving forward with hiring Cohoat & O’Neal to run and manage the golf course, food and beverage operations, and events. Food & Beverage would be through Sahm’s, but it would be rolled into one contract with C&O. The estimated cost would be $5000 per month with additional money for incentives/goals met financially. The problem remains with how this would be financed through PSA. People’s State initially was not interested in loaning any more money to PSA, but recently has reconsidered. It has been very difficult for payroll to be made week to week. Many part time employees have quit. PSA is trying to get $1,000,000. PNC seems to be interested. There will be a public meeting on the 19th followed by a closed PSA meeting where a vote will likely take place. There are members that feel that we only need management over food and beverage, not the golf course. Sahm’s would not consider running food and beverage without C&O being part of the deal. Not unlike our pool situation, we have to do something right now or we will go completely bankrupt and have to sell the entire resort. No one seemed to be in favor of selling. \*\*\*I want you all to know tonight that I am done being our PSA rep. We will need someone representing HP as our PSA representative but it’s not going to be me.

DF: I can go to the meeting on the 19th. Only 16 people have subscribed on our website for notifications. One of those doesn’t even live here anymore.

RN: Any other new business?

RN: Derek, is there any way we can get messages out simpler to our residents? Can we have Michael get the word out to people on major issues like the pool? Send an email to them?

DF: Anyone can get on facebook and do this. It has never been my goal to be the middle man for website anything. I only built it because it wasn’t there.

MD: Is there traffic to the website?

DF: Not if we don’t put anything on it.

PW: I think we continue with mailings because they seem to be very effective.

RN: The timing of this is what we got hammered about. The mailing wouldn’t have helped in this case.

DF: They’re going to complain anyway. We should keep people informed monthly.

CS: The main complaint was the blocking of both lanes with the new concrete.

RN: I was told by the workers that they were going to do one lane at a time. They didn’t do it that way.

NEXT BOARD MEETING:

WEDNESDAY, NOVEMBER 6th. 5:30PM

PP: We will get our pool man here early- 5pm.