Minutes of the May 12, 2015 Harbour Pointe Bd. of Directors meeting.

Present:

Randy Nahvi   RV

Paul Williams   PW

Steve Jones   SJ

Chip Slagle   CS

Derek Foreman   DF

Sharon Dalton   SD

Michael Dalton   MD
Mark Livingston   ML

Rusty Crowe   RC

Call to Order by RN at 5:34 PM

RN:  Mark, you're up.

ML:  The pool bathrooms are cleaned and both need new ceilings.  Aqua Pro has a silicon seal I will try as water mainly leaks in from the top.

RN:  Yes, we have to get rid of the water leaks.

PW to ML:  Is the existing concrete block foundation OK for an up-top bathroom?

ML:  Probably not.

ML:  I'm going to replace deck railings on all upper decks of Building M.  Some are dangerous.   We should be done with Building M in a couple of weeks.  The owner at #80 needs new doors.  They are ordered.

RN:  Rusty, tell us what's the progress at Building N?

RC:  Right now we're working on (unit) #84.  Just waiting on (new) windows and doors to come in.

RN:  What about the illegal screened porch.

RC:  It has been torn out.

SD:  Do not put it back as a porch.  I can write the owner if necessary.

RC:  I will need the balance of the money if all the windows and doors come in at once.

RN to ML and RC:  Thank you, Mark & Rusty.

MINUTES

All approved the April minutes.

FINANCIAL REPORT

MD:  As of April 30th there was $190K in reserves, $32K in the operating account.  April income was $51K.  April expenses were $60K.

Delinquencies rose a little to $6800.  Terrance Smith (now deceased) and Danielle Thompson continue to be a problem.  #76 is behind but he pays in large chunks at a time.

DF:  We should add legal fees to Ms. Thompson in #32. Isn't the amount now around $2000?

RN:  We may have to stop with the rehab project once Building N is finished.

CS:  We will have to patch a few areas on Building O just so water doesn't get into the walls.

RN:  I don't want to touch the reserve account.

DF:  Let's be ready for the Annual Meeting.

The Financial Report was approved by all.

TENNIS COURT

SD:  $6700 is bid from Leslie Seal Coat.  The did it back in 2011.

CS:  Can we pay in 45 days?

DF:  Or one-half now and one-half later?

SD:  They may not start the job for 2 or 3 weeks.

DOG STATIONS

PW:  I don't want these in our village.

CS:  Yes, everyone has a Kroger or Wal Mart sack.

RN:  Let's skip these, then.

SJ:  Can we at least put up the signs on Harbour Pointe Dr. and at the mailboxes?

PW:  I just picked out two from the brochure.

OLD BUSINESS

RN:  Our annual meeting will be Saturday, June 27th, 9:30 AM.  Our pre-meeting will be at my condo on Tues June 23 at 6:00 PM.

NEW BUSINESS

SJ:  The pool should be open on or before the 23rd of May -- that's a Saturday.

CS:  There's a contractor dumping trash in our dumpster.

RN:  That might be Bernie Goins.

SD:  I called him once.

DF:  Is there power there?  I could set up a surveillance camera.

SD:  There are lights on the mailbox station.

DF:  Here's a photo of an attractive dumpster surround I saw at BW3s.

RN:  If we have enough money later this year, let's build one like in the photo.

SD:  I can ask Mark or Rusty to bid.

DF:  Just for awareness, the house two doors down from me is having a raccoon problem.

CS:  I will work with Mickey about some old overgrown bushes and plants damaged by snow plowing.

RN:  Yes, the bushes by my building are getting too large.

PW:  We talk about this all the time.  We really need a maintenance plan for every year.

CS:  I'll work with Mickey one or two days.  He needs to treat weeds, especially dandelions.

RN:  We have a $61,000 budget for landscaping and mowing.

DF:  Still a problem with no mulch in [single family houses] back yards but I paid Mickey $50.  It's not everybody who needs rear yard mulch.

CS:  Mickey's contract costs an awful lot every year.  I'll make this a mission to be sure we're getting good value.  We do need some new plantings.

RN to CS:  Can you talk to Mickey before our annual meeting?  I'd like for you to give a landscape report.

CS:  Yes.  Will do.

RN to SD:  In your next mailing please tell owners we'll pick up larger items to be dumped.

MD:  Let's have [Attorney Tom] Densford send letters to contractors.

SD:  I will handle the list of names.

DF:  Jonesy and I subbed for PW at the annual PSA meeting.

DF:  Gave an overview of the PSA meeting.

NEXT MEETING

RN:  To be clear, our pre-annual meeting will be on June 23 at my condo.

SJ:  Move to adjourn.  No objections.   Time of Death:  6:50 PM.

Respectfully submitted by Steve Jones, Secretary.