Minutes of the September 9, 2014 meeting of the Harbour Pointe HOA board of directors.

Present:

Randy Nahvi   RN

Paul Williams   PW

Chip Slagle   CS

Steve Jones   SJ

Absent was Derek Foreman

Sharon Dalton   SD

Michael Dalton   MD

Mark Livingston   ML

Guest:  Dean Newell, owner condo #76

RN:  Call to order @ 5:33 PM and recognizes guest, Mr. Newell.

Mr. Newell:  concerned about moisture condensing on the inside of his windows.

ML:  those are metal framed windows and they all (Building M) need to be caulked.  We will also re-set Building M windows as needed.

RN to Mr. Newell:  you are welcome to stay if you like.

Mr. Newell:  thank you all very much.  (He leaves the meeting.)

ML:  Tomorrow (Sept. 10) we should be completely finished with Building J.  We just need to pull the scaffolding.  I need to hang a new door at unit #5 this week.  Everything else seems to be going good.

PW to ML:  I'm real happy with the completion of Building J -- it looks like a brand-new building!

RN:  Is there anything else for Mark?  Thank you, Mark.

MINUTES

The minutes of the August, 2014 meeting were presented and approved by all.

FINANCIAL REPORT

MD:  As of August 31st -- our reserve account is at $185,000 and the operating account, $97,000.  Income for August was $6300 and August expenses were $31,000.  August is always an expensive month.  Building J renovation cost is approximately $80,000 and it is nearly 100% complete.

RN to MD:  Any reason our receivables are up?

MD:  Not necessarily.  Some additional payments come in here & there.

RN:  Terrance Smith in #46 -- was he given a specific invoice for work done?  Is he being charged late fees?

MD:  Yes -- he's being charged late fees every month.  However, he is paying the monthly HOA fees.

MD:  Remember, some people pay larger chunks throughout the year, just not monthly.

The financial report was approved by all.

RETAINING WALL UPDATE

SD:  I have four bids + two more coming.

RN:  It still seems to me like too much money.

SD:  The Masten Construction bid includes two additional (new) parking spaces.

SD:  Mark (ML) is at $17,000.

CS:  [wall bidder] Bowen wants to put debris in our dumpster.

PW:  Could we get a larger dumpster?

SJ:  But where would we put it?

SD:  We have a construction dumpster now over by [condo] #94.

RN:  It should go on the low road alright.

CS:  I like [wall bidder] Clark's description of how he'll do the work.

RN:  Folks, this project was not in the 2014 budget so we'll have to get working on it.  Can we afford to spend $16,000+?

SD:  We really need the two additional (new) parking spaces.  I like Nature's Link -- they do really good work and their bid will be in to me soon.

PW:  That [low road retaining] wall is a priority we set back in the winter.

RN to MD: Tell me again what we've spent on building rehab YTD?

MD:  $80,000.

PW:  We'll have outstanding bills for Building J yet to be paid.  Also, Building M is in about the same shape as were [Buildings] I & J.

RN:  We may have $70,000 left in the budget.  I say we do the wall project.

SJ:  Done deal.

All approved.

COURT UPDATE

Secretary's note:  this references on-going litigation of the HP HOA vs. Adrian Smith

RN:  In a nutshell, Folks, we got our hat handed to us.  The judge sided with Smith on every count and will reconvene at a later date.

PW:  [Adrian] Smith wants to know a number.  I suspect he will fight this tooth & nail forever.

MD:  Apparently the dogs were outside and barking all day today.  Owner Mrs. Schulz (condo #66) called to complain.

OLD BUSINESS

CS:  I met with the arborist to look at the four big ash trees -- 2 between building C & B and 2 by the mailboxes.  Treatment to prevent the emerald ash borer must be done every two years. It will cost $1148 to treat all four trees for two years.  On the other hand, it will cost $9,000 to $10,000 to have these trees removed, should they die.

All:  we need to do this [treatment].  Done deal.

PW:  I want to talk about trash (dumpster) enclosures.  I went to see all the Pointe villages to see what they have.  Most are really pretty junky.  Bay View and Pointe Retreats have locks for the trash men.

SD:  A "people" (service) door on the side works.

PW:  I say we tear down what we now have and build a new enclosure of chain link with privacy slats + either one gate or two.

RN:  I sort of like the notion of a side (service) door.

SJ to SD:  Can we we please gets bids on this project?

RN to SD:  Yes, please do that.

RN:  On another matter, I've received a complaint from an owner about [Landscaper] Mickey Smith's ztr mowers scalping the grass.

SJ:  Chip and I plan to meet with him soon and I'll bring this up.

NEW BUSINESS

None.

NEXT MEETING

SJ:  The second Tuesday in Oct. is the 14th.

All agreed.\*\*

SJ:  Move to adjourn.  No objections.  Time of death:  6:33 PM

\*\* special note from the secretary:  subsequently, the October meeting date has been changed to Monday, Oct. 13th.

Respectfully submitted by S. Jones, Secretary.