

Harbor Island Board Meeting Minutes
Tuesday, December 6, 2011
RE/MAX Specialists Conference Room

Present: George Robertson, John Barnes, Larry Gress, Norbert Wann, Todd Murphy, and Kathy Melton representing The CAM Team at RE/MAX Specialists.

Meeting called to order at 6:33 p.m. by President, George Robertson.

Financials:

The financials for November were e-mailed to the Board in advance of the meeting. Kathy Melton reported that the balance in the Operating Account was \$14,372.90 at the end of November. The balance in the Investment Account was \$20,140.07. The balance in the Park Account was \$7,060.47. The monies budgeted for the contingency account for 2011 (\$3,225) were transferred from the Operating Account to the Money Market account.

The December 2011 Collection Status and Tracking Report was discussed. Todd Murphy contacted a delinquent homeowner to offer the possibility of a payment plan. The homeowner was not receptive and the issue was tabled until January. The property manager paid the assessments for a delinquent homeowner, so a rent notice did not have to be posted.

Minutes:

The minutes from the November 1, 2011 Board meeting were approved as written. John Barnes signed the minutes in James Davis' absence.

Old Business:

The violation tracker was discussed. Violations will continue to be sent to homeowners who have trash cans, trailers, and boats in view. The Board requested that homeowners receive some understanding for lawn condition and weeds now that the dormant lawn season has begun.

With the large number of roofs being replaced in the neighborhood, the Board stated that homeowners do not need to submit an ARB request if the roof color matches the original color on the house, or matches the neutral colors in the neighborhood.

The Architectural Review Board reported that there were no outstanding ARB requests. Larry Gress e-mailed the updated tracker to the Board prior to the meeting. Mr. Gilbert has contacted Management indicating that he would like to put in a concrete driveway addition. A new ARB form will be submitted.

John Barnes will schedule a meeting in the park in early January to determine the location of the picnic tables, benches, and trash can. The goal is to get the furniture ordered in late February/early March and to have the park ready by spring. A suggestion was made to add a dog station. A "ribbon-cutting" spring picnic is being considered.

Kathy contacted the insurance company and the quote to include the park improvements and the ponds is \$1,798.41. The current insurance premium is \$1,783.86 (and also provides coverage for the ponds). The issue was tabled for a future meeting.

The Board requested that a second notice be sent concerning the large Doberman that has been spotted roaming without a leash on Stern Way.

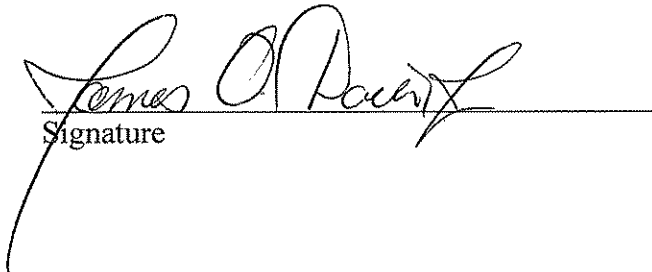
Three quotes were provided to repair the front entrance signs. Banners & Signs has the best price and provided samples of the new lettering. Two drawings were supplied and the Board voted to go with the current script-style lettering. The Board requested an updated bid with gold lettering, in addition to photographs or locations of signs in the area that the company has done.

Nite Lites tightened the lights at the entrance to lock them in place.

Larry purchased new decorations for the entrance and will add photo-electric cells so that the lights will go off during daylight hours.

The berm has been treated for weeds. Todd will handle the flower selection for the spring planting.

The meeting was adjourned at 7:36 p.m.


Signature

1-3-12
Date