

Harbor Island Board Meeting Minutes  
Tuesday, February 7, 2012  
RE/MAX Specialists Conference Room

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

Meeting called to order at 6:30 p.m. by President, George Robertson.

**Financials:**

The financials for January were e-mailed to the Board in advance of the meeting. Kathy Melton reported that the balance in the Compass Operating Account was \$25,978.80 at the end of January. The balance in the CAB Operating Account was \$14,682.74. The balance in the Compass Bank Investment Account was \$23,376.76. The balance in the Compass Bank Park Account was \$7,061.04. The changeover to the new accounting system is almost complete and the Compass Bank accounts will be closed within the next month or two.

The February 2012 Collection Status and Tracking Report was discussed. Ninety-eight (98) homeowners have not paid their 2012 assessments. Reminder notices will be sent out mid-January. A motion was made by James Davis to have the attorney send a letter to a delinquent homeowner asking him to contact the Board with a payment plan option within thirty (30) days. If the homeowner does not respond, then Management is instructed to move forward with the Association's foreclosure action. Damon seconded. The motion carried with five (5) Board members in favor of the motion. Two (2) Board members abstained. The Board requested that liens be renewed on four homeowners who have outstanding balances in excess of \$1,000. Management is to follow-up with two homeowners who have defaulted on their payment plans.

**Minutes:**

The minutes from the January 3, 2012 Board meeting were approved as written. James Davis signed the minutes.

**Old Business:**

The violation tracker was discussed. Management was instructed to send a final letter to two homeowners on Harbor Island Dr. concerning the condition of their lawns. The homeowners will be given two weeks to respond to the letter, with needed work to be completed no later than March 15<sup>th</sup>. The matter will be turned over to the attorney should the homeowners fail to respond.

The Architectural Review Board reported that there were two outstanding requests. The request by a homeowner to change out the windows at her home was approved. The request by a homeowner to put a new roof on his home, and change the roof line in back, was also approved.

The Board finalized the selection of the furniture for the park. James made a motion to order two (2) picnic tables, one (1) grill, and one (1) trash can. Todd seconded. None opposed. The

approximate cost of the furniture, without taxes/shipping, is \$2,700. The Board will install the furniture if possible, otherwise an outside contractor will be hired.

The Board discussed putting in a horse-shoe pit and soccer goals. The existing benches will be relocated. A bid was received from Bold City to remove trees in the park. The Board authorized the removal of three (3) pine trees and the trimming of one (1) oak tree at a cost of \$1,550.

The repainting and re-lettering of the entrance signs has been completed. Concern was raised that the lettering was installed too low. It was also noted that there was a white substance on the blue paint. Management will hold the final payment and contact the vendor.

**New Business:**

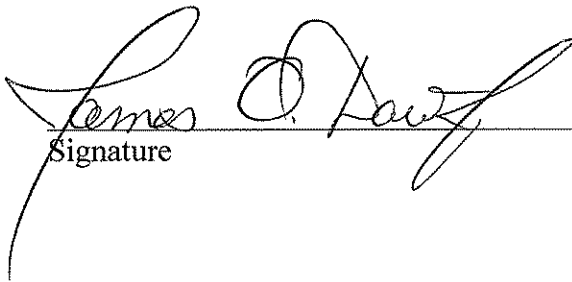
A homeowner e-mailed a suggestion to Management that the Association should consider gating the entrance to cut down on traffic in the neighborhood and to possibly decrease criminal activity. George attempted to contact the homeowner to discuss the matter. The Board felt that the gates would not accomplish the suggested goals, and the costs to homeowners would far outweigh any benefits.

Three bids were received to replace the chain link fence on the north side of the entrance. The Board opted to go with a black chain link fence versus a wooden fence. The fence will be eight feet tall to the tree line and then taper down to six feet. George will contact the fence company for a revised bid, which will then be e-mailed to Board members for a vote. A bid was received from Bold City for \$350 to clear a three foot area on either side of the fence. The work was approved.

A suggestion was made to install a light (with a sensor or timer) at the back of the park. Future additions to the park may include several exercise stations and a swing set.

The Board was asked to consider allowing homeowners to post messages on the bulletin board at the front entrance for a nominal fee. The monies collected could go to the park fund. The Board was receptive to the idea.

The meeting was adjourned at 8:10 p.m.

  
Signature

3-6-12  
Date