

Harbor Island Board Meeting Minutes
Tuesday, November 1, 2011
RE/MAX Specialists Conference Room

Present: George Robertson, James Davis (via conference call), Larry Gress, Norbert Wann, Todd Murphy, and Kathy Melton representing The CAM Team at RE/MAX Specialists.

Meeting called to order at 6:35 p.m. by President, George Robertson.

Financials:

The financials for October were e-mailed to the Board in advance of the meeting. Kathy Melton reported that the balance in the Operating Account was \$18,291.49 at the end of October. The balance in the Investment Account was \$20,135.11. The balance in the Park Account was \$7,060.19. The invoice for the removal of trees was paid from the Park Account. The Board requested that the monies budgeted for the contingency account for 2011 (\$3,225) be transferred from the Operating Account to the Money Market account.

The November 2011 Collection Status and Tracking Report was discussed. Todd Murphy said that he will contact a delinquent homeowner to offer the possibility of a payment plan and will report to the Board at the next meeting. Management will contact the property manager for a property that is currently being rented to let them know that a rent notice will be sent to the owner if the delinquent assessments are not paid.

Minutes:

The minutes from the October 4, 2011 Board meeting were approved as written. George Robertson signed the minutes.

Old Business:

The violation tracker was discussed. A large number of homes are in the process of getting new roofs, a result from hail damage during a storm in August. A final notice was sent to two homeowners who continually have trailers parked in the driveway.

The Architectural Review Board reported that there were no outstanding ARB requests. Management followed up on residence with pavers to the side of their house. An ARB request had been submitted for the installation of a pool and the request had already been approved. Larry Gress will e-mail an updated tracker to the Board after the meeting.

John Barnes, will schedule a meeting at the park to determine the location of the picnic tables, benches, and trash can. Todd suggested that one more pine tree needs to be removed to open up another area. Kathy contacted the insurance company and the Board must consider whether to change the insurance since the planned improvements are only approximately \$3,000. Liability insurance is already in place.

The large Doberman has still been spotted roaming without a leash on Stern Way. Management has sent a letter and will follow-up with the homeowner.

Management will contact Nite Lites to request that the light be locked into place.

New Business:

Todd reported that the flowers at the entrance will be changed out this month. The Board requested that Christmas colors be installed.

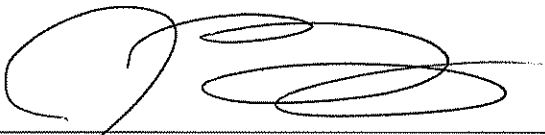
The proposed budget for 2012 was discussed. A minor increase was requested for the CAM Team and the amount for water was increased due to the increase in water bills for 2011. Todd will monitor the irrigation system once per month. The budget was approved as submitted and a copy will be mailed to homeowners with their annual dues statement in December.

Norbert Wann noted that the background of the sign needs to be painted. Management will get bids for the painting, in addition to bids for replacement of the lettering on both signs.

Todd suggested that the berm be treated for weeds, and that pine straw be installed. A quote will be provided to the Board for consideration.

Larry will put Christmas lights and decorations up at the entrance right after Thanksgiving.

The meeting was adjourned at 7:57 p.m.



Signature

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Date