

Harbor Island Board Meeting Minutes  
Tuesday, October 15, 2013  
RE/MAX Specialists Conference Room

Present: George Robertson, Damon Heemstra, Todd Murphy, Norbert Wann, Larry Gress, and Kathy Melton representing The CAM Team. Excused: John Barnes

Meeting called to order at 6:36 p.m. by President, George Robertson.

**Financials:**

The financials for September were emailed to the Board in advance of the meeting. The balance in the Operating Account at the end of September was \$27,133.78. The balance in the Investment Account was \$23,465.19.

The October 2013 Collection Status and Tracking Report was discussed in detail. Three properties will be sold on the courthouse steps in October and November: two are bank foreclosures and one is an Association foreclosure. One homeowner contacted Management and will get back on track with their payment plan by the end of the month. Two other homeowners made payments on their payment plans. Management will contact a homeowner who is in default of their payment plan.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The Association is 75% of the way through the year, but has only spent 59.7% of the budgeted amounts. None of the budget categories are in trouble or are over budget. The Association is in a great financial position. It was noted that the water bill was higher than usual last month. Management will contact the irrigation technician for ValleyCrest to investigate possible causes. The Board approved moving \$2,329.00 (the budgeted Contingency Fund amount) from the Operating Account to the Money Market Account.

**Minutes:**

The minutes from the September 10, 2013 Board meeting were approved as written. Todd Murphy signed the minutes.

**Old Business:**

The updated violation tracker was provided to the Board. A request was made to send a violation letter to a homeowner on Dockside Drive concerning the condition of the lawn.

An updated ARB Tracker was provided to the Board. One ARB request to expand a driveway is still outstanding. Comments will be added to the online ARB approval system and the homeowner will provide an updated drawing. The project will be approved with the stipulation that the new concrete must match the color of the existing driveway as closely as possible.

A quote was provided by Specialty Fence for a self-closing gate at the entrance to the park - \$750.00. This quote is for a residential grade gate. The cost to install a commercial grade gate is approximately \$2,000.00. A motion was made by Larry to install a residential grade gate at the

park. Todd seconded. After discussion, Larry amended his motion to state that a commercial grade gate be installed at the park. Norbert seconded. None opposed

No progress has been made on straightening the signs at the entrance. Damon and Todd will take care of it this weekend. The new "No Soliciting" sign will be installed, as well. Due to cost, the Association will not purchase stickers for each homeowner at this time.

The fall picnic was not well-attended and it was suggested that no further picnics be planned. A decision was tabled until February 2014.

One position remains open for the Board of Directors.

### **New Business**

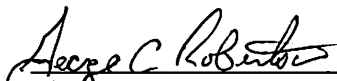
A proposal was received from Bold City Tree Service to remove six (6) trees from the park, to trim two (2) oak trees, and to remove the palmettos by the gate at the lake – total cost is \$1,080.00. The bid was approved. The Board approved moving \$2,000.00 from the Repairs and Maintenance line item and \$1,000.00 from the Force Cuts line item to Park Improvements to pay for the gate and the removal of the trees.

The purchase of additional playground equipment was tabled until the next meeting.

The CAM Team presented "Written Rules for Inspection of the Official Records of the Community" that govern the process should a homeowner wish to inspect the Association's records. A motion was made by George to adopt the rules as written. Todd seconded. None opposed. George signed the policy statement.

The 2014 Budget was discussed. Adjustments were made to account for the increase in the landscape maintenance contract. Todd made a motion to approve the budget with these changes. Damon seconded. None opposed. Assessments will remain at \$187.00 for 2014. A copy of the approved budget will be mailed to homeowners with their annual dues statement in December.

All business being completed, the meeting was adjourned at 8:13 p.m. The next meeting is scheduled for Tuesday, November 12, 2013.

  
Signature

11-12-13  
Date