

Harbor Island Board Meeting Minutes
Tuesday, February 11, 2014
The CAM Team Conference Room

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

Absent: Todd Murphy

Homeowners: Roger McClure

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

Financials:

The financials for January were emailed to the Board in advance of the meeting. The balances as of January 31, 2014 were:

Operating Account	\$51,708.09
Money Market Account	<u>\$25,807.09</u>
Total Funds	\$77,515.18

Reminder statements were sent to homeowners earlier this month. The total Accounts Receivable outstanding is approximately \$5,600.00 less than at the same time last year. Significant progress has been made on delinquencies. To date, fifty-eight (58) homeowners have not paid their 2014 assessments.

The February 2014 Collection Status and Tracking Report was discussed in detail. A check for \$2,914.89 was received from the Association foreclosure that took place on November 12th. A homeowner paid their account in full after a lien was filed by the attorney. There were no collection actions requested at this time.

Damon provided a spreadsheet to Board members detailing expenditures by budget category. The Association is in good shape with the monthly expenditures coming in at 6.9% versus the 8% average. The Legal category shows a large credit due to the payments that have been received from collections. The Park Improvement category shows an expense though no monies were budgeted in this category. The expense for the playground equipment was posted to this account. As of the end of January, 75.8% of homeowners have paid their 2014 assessments.

Minutes:

The minutes from the January 14, 2014 Board meeting were approved as written. John Barnes signed the minutes in Todd Murphy's absence.

Old Business:

An updated violation tracker was provided to the Board. A car with a flat tire is parked on the road on Dockside Dr. Management will send a letter.

An updated ARB Tracker was provided to the Board. A homeowner requested permission to replace their fence. The Committee has a concern about the plan to box a tree out of the fence.

Larry Gress is attempting to contact the homeowner. A new request was put in the system late today for a homeowner requesting permission to remove a tree.

The gate has been installed at the park and Norbert Wann emailed the Board with concerns about the way the gate opens. George met with Claude Leasure from Specialty Fence and repairs will be made that will only allow the gate to swing out. The final cost of the gate was \$1,200.00, which is \$700.00 less than the original bid.

The playground equipment has been ordered.

ValleyCrest has completed the work along the berm, and the pine straw was installed this week. A question was raised about the pampas grass not being removed along the last ten feet of the sidewalk closest to the bridge.

New Business

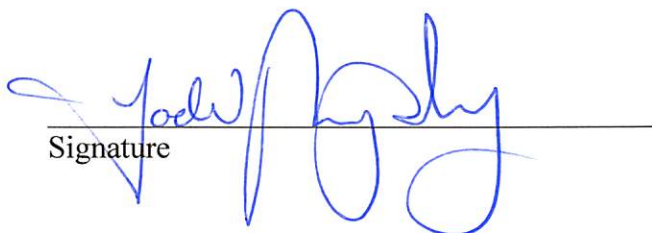
A change was made to the playground equipment order for the climbing dome. The original dome was not commercial grade and was five feet tall, which caused some concerns among the Board members. A galvanized climbing dome was purchased that is four feet high, and can be anchored into place. All of the playground equipment will be delivered to George's house and he will do the initial assembly. The equipment should arrive within the next two to three weeks. Installation is still being discussed. The insurance company has been notified of the additional playground equipment as renewal time is approaching. The "No Dogs Allowed" signs were purchased and are ready to be installed.

A contractor hired by Clay Electric to trim back trees from the power lines damaged the grass at the entrance to the nature trail. The contractor met with George and will repair all of the damage in several weeks. A bid was received from Specialty Fence to install a fence at the nature trail to prevent motor vehicle traffic. A revision will need to be made to the proposal as Clay Electric requires a fourteen foot opening for their equipment. John Barnes made a motion to move forward with installing a fence. Larry Gress seconded. None opposed.

The Board members agreed that they would like to host a neighborhood picnic. A tentative date of June 7th was selected, and a chairperson is needed to coordinate this event. The Board will discuss the event at the annual meeting in May, and Roger McClure offered to design a flyer that can be included in the annual meeting mail-out.

ValleyCrest begins its weekly maintenance program on March 1st.

All business being completed, the meeting was adjourned at 7:38 p.m. The next meeting is scheduled for Tuesday, March 11, 2014.


Signature

3-11-14
Date