

Harbor Island Board Meeting Minutes
Tuesday, January 14, 2014
The CAM Team Conference Room

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

Excused: Todd Murphy

Homeowners: Carlos Berrios, Bob & Lynda Parker

Meeting called to order at 6:37 p.m. by President, George Robertson.

A motion was made by John Barnes to appoint Carlos Berrios to the Board of Directors. Norbert Wann seconded. None opposed. Carlos will serve on the ARB Committee.

Financials:

The financials for December were emailed to the Board in advance of the meeting. The balances as of December 31, 2013 were:

Operating Account	\$33,649.96
Money Market Account	<u>\$25,803.80</u>
Total Funds	\$59,453.76

Statements for 2014 assessments were mailed to homeowners in early December. Payments have been coming in steadily and approximately 178 homeowners have paid to date. Reminder statements will be sent in early February.

The January 2014 Collection Status and Tracking Report was discussed in detail. Funds from the Association foreclosure that took place on November 12th have not been received from the Clerk of Court. Certificate of title was recorded on 12/26/2013, so the funds should be coming soon. The homeowner who filed a motion to vacate the foreclosure sale by the bank was denied and a certificate of title was issued to the bank. A response was received from the homeowner who defaulted on their payment plan so further legal action will be put on hold. A motion was made by Larry Gress to approve the requested action to file one (1) intent to foreclose lien. Damon Heemstra seconded. None opposed.

Damon provided a spreadsheet to Board members detailing expenditures by budget category. The Association ended the year in good shape with \$6,331.23 unspent for the year. No line item was over budget, or at a critical level. The Association collected 99.7% of the budgeted assessments for 2013. George commended the Board for making the tough financial decisions, and The CAM Team for their guidance.

Minutes:

The minutes from the November 12, 2013 Board meeting were approved as written. George Robertson signed the minutes in Todd Murphy's absence.

Old Business:

An updated violation tracker was emailed to the Board in advance of the meeting. Management requested permission to forward four violations to the attorney. One request was approved. The Board will review the other three violations and will contact Management by next Monday with a decision.

An updated ARB Tracker was provided to the Board. There are no outstanding requests at this time.

George thanked Larry for putting up the Christmas decorations at the front signs.

Funds are available to purchase playground equipment. This item will be discussed under New Business.

Claude Leasure with Specialty Fence confirmed that the heavy duty, self-closing gate will be installed at the entrance to the park by the middle of next week.

Plans for a future picnic have been tabled until the February meeting.

A revised work map was provided by ValleyCrest clarifying that edging must be done the entire length of the berm (1800 feet).

New Business

Bob Parker requested that larger letters be used on the bulletin board at the entrance. Concern was expressed about the condition of some of the wooden fences in the neighborhood. Homeowners are allowing dogs in the park without a leash and are not cleaning up after them. Management will get quotes to purchase "No Dogs Allowed" signs.

The Board would like to add items for younger children in the park. John researched online and presented several alternatives. After discussion, a motion was made by Larry to purchase two (2) spring riders, one (1) teeter totter, and one (1) dome climber. John seconded. None opposed. The Board approved hiring a contractor to install the items.

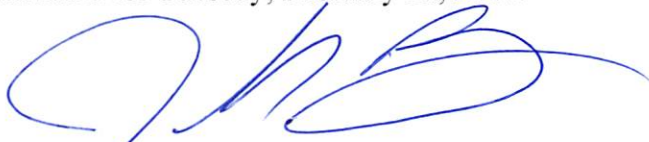
Todd emailed a report that said that the first row of pampas grass was removed between January 6th and 9th. The string trimming of the front side of the berm was completed, as well as a deep edge along the berm side of the walking path. The weeds on the berm are being treated. A motion was made by John to order pine straw for the berm at a cost of \$1,350.00. Damon seconded. None opposed.

2014 Meeting Schedule:

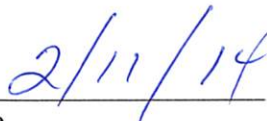
January 14th
February 11th
March 11th
April 8th
May 13th – Annual Meeting
June 10th

July 8th
August 12th
September 9th
October 7th - *** First Tuesday
November 11th
December – No Meeting

All business being completed, the meeting was adjourned at 7:58 p.m. The next meeting is scheduled for Tuesday, February 11, 2014.



Signature



Date