

Harbor Island Board Meeting Minutes
Tuesday, April 8, 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: Bob & Lynda Parker

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

The Parkers asked about a community garage sale. The next garage sale will be held on Saturday, May 3rd. Notice will be posted on the website and on Next Door, which currently has one-third of the homes as members.

Financials:

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

| | |
|----------------------|--------------------|
| Operating Account | \$47,480.99 |
| Money Market Account | <u>\$25,813.35</u> |
| Total Funds | \$73,294.34 |

Past due statements were sent out at the beginning of the month. Collections are slightly behind for 2014 compared to the same time period last year. Courtesy letters will be sent out next month letting homeowners know that legal action can begin if their account is not brought current.

The April 2014 Collection Status and Tracking Report was discussed in detail. No actions were requested.

Damon provided a spreadsheet to Board members detailing expenditures by budget category. Several categories are over budget at this point in the year, including Landscape Enhancement, Repairs/Maintenance, Park Improvements, and Park Repairs. The March expenditures were 10.4% of the annual budget versus the 8% average. The categories mentioned above and the percentage of the budget spent so far will balance out as we go along as several large projects have just been completed. The Legal category has a credit balance of over \$3,000 year to date. As of the end of March, 90.9% of homeowners have paid their 2014 assessments.

Minutes:

The minutes from the March 11, 2014 Board meeting were approved as written. George signed the minutes in Todd Murphy's absence.

Old Business:

An updated violation tracker was provided to the Board. Carrie, who handles violations for the community, has requested that Todd ride along on the next drive-through. Violations for yards and weeds will be the primary focus now that warmer weather is here. John Barnes made a motion to refer the homeowner with the POD and disabled truck to the attorney. Carlos Berrios seconded. None opposed. Damon made a motion to request mediation with the homeowner who has two disabled vehicles in the driveway. Larry Gress seconded. None opposed. Management contacted the homeowner with wood rot on the side of her house. She is not financially able to take care of it at this time, but is aware of the problem.

An updated ARB Tracker was provided to the Board. One outstanding fence request is being considered. After discussion, the ARB Committee approved the request.

The new playground equipment has been installed at the park and positive comments have been received.

The new fence at the end of Harbor Island Drive has been installed. A key to the padlock was provided to Management. One "Clay Electric Coop - Authorized Access Only" sign has been received and a second one has been ordered. The signs will be posted on the gates.

George completed the painting of the fence in the front of the park. Specialty Fence attempted to correct the swing of the gate at the entrance to the park. George was not happy with the result, so he made an adjustment and now the gate only swings out.

The Spring picnic is tentatively scheduled for June 6th. A chairperson is still needed for this event. If a chair has not been found by the conclusion of the Annual Meeting, the Board will consider canceling the event.

New Business

The Board discussed adding a volleyball net in the park to provide an activity for older children and adults. The estimated cost for two posts, a net, and installation is approximately \$500.00. Specialty Fence can provide two galvanized steel poles at a cost of \$70.00. A net from Bluegrass Playgrounds costs \$120.00 plus shipping. The cost to install the volleyball net would be \$250.00. Larry made a motion to install a volleyball net in the park. John seconded. None opposed.

The soccer goal has been repaired, however a new net is needed. Management will research where the original net was purchased.

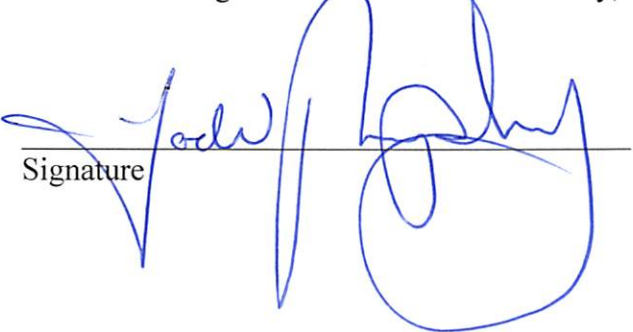
Foot traffic has created a path in front of the sign on the south side of the entrance. The Board is considering adding a paver path in this area either this year or next. Todd will be contacted to write specifications so that three bids can be requested.

The Board would like to send out condolence cards when there is a death of a resident in the neighborhood. Management will purchase cards.

The Annual Meeting is scheduled for May 13th. The cafeteria at Paterson Elementary School has been reserved. George requested that a screen and microphone be made available. Assignments for each Board member and Management were discussed. A suggestion was made to put the Covenants and Restrictions, Bylaws, and Articles of Incorporation on a thumb drive and give it to everyone who attends the Annual Meeting. Management will research the cost of thumb drives.

The first Yard of the Month will be awarded in April. Todd Murphy will select the winner.

All business being completed, the meeting was adjourned at 7:55 p.m. The next meeting is the Annual Meeting and is scheduled for Tuesday, May 13, 2014.


Signature

6-10-14
Date