

Harbor Island Board Meeting Minutes
Wednesday, January 7, 2015
The CAM Team Conference Room

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

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

Financials:

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

Operating Account	\$29,731.19
Money Market Account	<u>\$27,839.18</u>
Total Funds	\$57,570.37

Statements for 2015 assessments were mailed in early December. To date, 135 homes have paid which represents approximately 45% of the homeowners. Reminder statements will be sent in early February. Three Notices of Intent to Foreclose were approved at the meeting in November. One homeowner made payment in full, and the other two homeowners have small balances remaining.

The January 2015 Collection Tracker was discussed in detail. There were no recommended actions for this month. Bank foreclosures are progressing. Per the Collection Tracker, nine (9) properties are in mortgage foreclosure. There have been five (5) resales in the community since the November meeting.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The Board stayed within the approved budget for 2014. Monies gained from collections in the legal category funded the additional expenditures in the park. Damon would like to meet with The CAM Team accountant to balance out the budget categories for the end of the year. A report will be given to homeowners at the May Annual Meeting.

Minutes:

The minutes from the November 5, 2014 Board meeting were approved as written. Todd Murphy certified and signed the minutes.

An updated violation tracker was provided to the Board and was discussed.

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

Old Business:

George still has not received the template of the mounting controls for the irrigation clock. Todd will follow up with his irrigation tech.

Initial assembly of the drinking fountain is complete. Installation in the park will take place later this month.

The paver sidewalk in front of the sign on the south side of the entrance is complete and looks great. The Board thanked Todd for coordinating this project with the vendor. An irrigation wire was cut during construction and has since been repaired.

New Business

The Yard of the Month schedule for 2015 was approved. Winners will be chosen from May to October and will receive a \$50.00 Home Depot gift card.

May – George Robertson
June – John Barnes
July – Damon Heemstra
August – Todd Murphy
September – Larry Gress
October – Carlos Berrios

The Best Christmas Decorations winner will be selected by Damon Heemstra and Carlos Berrios in December. The winner will receive a \$50.00 Home Depot gift card.

The meeting schedule for 2015 was revised. After February, the Board will meet the second Tuesday of each month.

January 7th – Wednesday
February 4th – Wednesday
March 10th – Tuesday
April 14th – Tuesday
May 12th – Tuesday – Annual Meeting
June 9th – Tuesday
July 14th – Tuesday
August 11th – Tuesday
September 8th – Tuesday
October 13th – Tuesday
November 10th – Tuesday
December – Christmas Break – No Meeting

The lighting of the two oak trees at the front entrance was discussed. Two bids have been received: ValleyCrest (\$2,200.00) and NiteLites (\$3,550.00). The CAM Team accountant will be asked to analyze the year-end numbers to see if any carryover from prior years is available to fund this project. A decision was tabled until the April meeting, but this item will be kept on the agenda each month.

Carlos Berrios will email the Comparative Market Analysis of recent sales in the community to the Board next week and a copy will be posted on NextDoor.

ValleyCrest has installed mulch, and will be cutting back the crepe myrtles on January 19th.

All business being completed, the meeting was adjourned at 7:41 p.m. The next meeting is scheduled for Wednesday, February 4th.

George C. Robertson

Signature

02/04/15

Date