

Harbor Island Board Meeting Minutes
Tuesday, July 14, 2015
The CAM Team Conference Room

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

Absent: John Barnes

Meeting called to order at 6:32 p.m. by President, George Robertson.

Financials:

The financials for June were emailed to the Board in advance of the meeting. The balances as of June 30, 2015 were:

Operating Account	\$38,588.58
Money Market Account	<u>\$22,851.37</u>
Total Funds	\$61,439.95

To date, 289 homeowners have paid their 2015 assessments.

The July 2015 Collection Tracker was discussed in detail. The Board approved filing four (4) Liens. A homeowner who received a "last chance" letter from Attorney Sean Murrell has made a payment. A Board member volunteered to talk to the other homeowner who received a similar letter. The Board tabled consideration of foreclosure on this property until the August meeting. Bank foreclosures are progressing. Per the Collection Tracker, eight (8) properties are in mortgage foreclosure. A foreclosure sale has been set for 1819 Harbor Island Dr. – October 12, 2015. There has been one (1) resale in the community, and one property returned to the bank through foreclosure, since the June meeting. There are currently four (4) bank-owned properties.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. Budgeted monthly expenditures are 8%. The June monthly expenditures were 7.7%. To date, total expenditures are 44.7%, with half of the year having been completed. The Association is in good financial shape. As of the end of June, 95.9% of homeowners have paid their assessments.

Minutes:

The minutes from the June 9, 2015 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. The property at 1819 Harbor Island Dr. has become overgrown and it appears that the homeowner has abandoned the property. The Board approved a forced cut by ValleyCrest at a cost of \$40.00.

An updated ARB Tracker was provided to the Board. There is one outstanding request for a shed. The type of roof does not meet the ARC specifications. The homeowner has been notified.

Old Business:

Steel enclosure boxes for the irrigation controls are still pending. The Board will monitor the situation to determine if the boxes are really necessary.

Repairs have been completed to the park fence. Specialty Fence repaired a broken post to the left of the gate and several bent spindles to the right of the gate behind the AT&T equipment. The total cost was \$250.00.

The lighting of the oak trees at the entrance was tabled and will be kept on the agenda for consideration later in the budget year.

Trip hazards at two locations due to a Comcast cable lying across the sidewalks have been corrected.

There were no changes to Board/Officer positions for the 2015-2016 term.

New Business

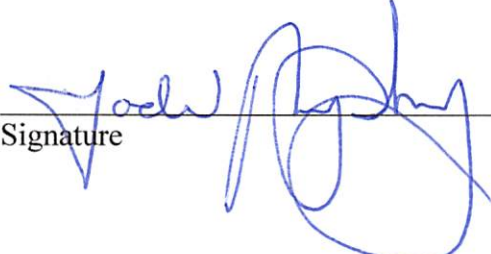
A proposal was received from ValleyCrest to replace dead/diseased plants and upgrade the landscaping at the entrance to the neighborhood. The total cost of the enhancements is \$5,071.90. The proposal was broken out into sections: Center Island (\$2,162.57), North Monument Sign (\$1,835.89) and South Monument Sign (\$1,073.44). Any required changes to the sprinkler system are included in the proposal costs. After discussion, Larry Gress made a motion to approve the complete proposal. Damon Heemstra seconded. None opposed, with Todd Murphy abstaining. The work will begin next week.

A homeowner contacted The CAM Team concerning upkeep of the nature trail area. By contract, ValleyCrest is required to mow two six-foot-wide strips down the center in this area. Clay Electric trims trees and shrubbery on their easement every couple of years. The Association has never maintained these areas. A meeting will be set up between the homeowner and several Board members to discuss his concerns.

The homeowner who allowed access for the weir repair at Pond 2 has contacted The CAM Team requesting that the Board replace areas of sod that did not survive after being installed by the contractor. Todd volunteered to look at the lawn and will report back to the Board.

Damon Heemstra will award the Yard of the Month for July.

All business being completed, the meeting was adjourned at 7:55 p.m. The next meeting will be held on Tuesday, August 11th, at 6:30 p.m.

Signature 

Date 9/8/15