

Harbor Island Board Meeting Minutes
Tuesday, September 8, 2015
The CAM Team Conference Room

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

Homeowners: John Ancona and Larry & Lorraine Burluson

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

John Ancona expressed his frustration with the length of time it took The CAM Team to deal with issues he shared about the park. He also shared that the sprinklers need to be checked as they have been running quite a bit lately. Todd Murphy said that all the issues have been rectified. Larry Burluson discussed several violations in the neighborhood and asked that they be addressed.

Financials:

The financials for August were emailed to the Board in advance of the meeting. The balances as of August 31, 2015 were:

Operating Account	\$25,521.68
Money Market Account	<u>\$22,853.31</u>
Total Funds	\$48,374.99

To date, 290 homeowners have paid their 2015 assessments.

The September 2015 Collection Tracker was discussed in detail. Todd Murphy made a motion to approve filing two (2) Liens. John Barnes seconded. None opposed. There have been two (2) resales in the community since the July meeting. There are currently two (2) bank-owned properties, and there are nine (9) properties in mortgage foreclosure.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. To date, 96.3% of 2015 assessments have been collected. The Association is slightly over its spending plan (70% vs 67% budgeted) at this time of the year. There are discretionary budget funds that can be shifted, including the \$2,000.00 budgeted for contingencies this year. The Association remains in good financial shape.

Minutes:

The minutes from the July 14, 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. A property with a disabled vehicle and yard in poor condition will be forwarded to the attorney for further action.

An updated ARB Tracker was provided to the Board. A fence request was approved. A denial letter will be sent to a homeowner who submitted plans for a shed. The roof does not meet ARC specifications, and the homeowner has not responded to requests to submit modified plans.

Old Business:

The Board discussed lighting the oak trees at the front entrance. A motion was made by Norbert to approve installing the lights. George seconded. The motion passed with four in favor and two opposed. Todd Murphy abstained from the vote.

The Board discussed moving forward with an Association Foreclosure on a homeowner who has not responded to the Attorney. The issue was tabled until the next meeting so that Management can contact the homeowner to request that they enter into a payment plan. A Board member will also stop by and talk to the homeowner.

New Business

The Board attempted to replace several dead areas of sod in the lawn of the homeowner who allowed access for the weir repair at Pond 2, however the homeowner refused as she wants the entire lawn replaced. The Board discussed offering to split the cost of the new lawn with the homeowner. The proposal was voted down with six Board members opposed, and one Board member in favor.

ValleyCrest submitted a contract renewal proposal reflecting a 3% increase in the monthly fee for 2016. The Board approved the contract with the increase, and requested that trash removal be included in the scope of services.

The CAM Team is requesting a 3% increase in the monthly management fee for 2016. Norbert asked that Management work closely with vendors and contractors when they are in the neighborhood. The Board approved the increase.

A draft of the 2016 budget was provided to Board members for their input. The budget reflects a 7% increase in assessments; an increase from \$187.00 to \$200.00. Norbert requested a second draft showing a 10% increase in assessments (to \$205.70). The budget will be discussed and approved at the next meeting.

Larry Gress will award the Yard of the Month for September.

John Barnes announced that he is resigning from the Board due to his work commitments. The Board thanked John for his service to the Board and for his leadership in renovating the park area.

All business being completed, the meeting was adjourned at 8:25 p.m. The next meeting will be held on Monday, October 12th at 6:30 p.m.



Signature

11-10-15

Date