

Harbor Island Board Meeting Minutes  
Tuesday, November 10, 2015  
The CAM Team Conference Room

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

Homeowners: Liane Barkley

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

Liane Barkley shared information concerning state and national laws that affect homeowner associations and enforcement of Covenants and Restrictions.

There is one opening on the Board. Liane expressed an interest in joining the Board and serving on the ARB Committee. Larry Gress made a motion to appoint Liane Barkley to the Board of Directors. Damon Heemstra seconded. None opposed. Selection of officers was tabled until the January meeting.

**Financials:**

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

Operating Account	\$15,178.70
Money Market Account	<u>\$22,855.19</u>
Total Funds	\$38,033.89

To date, 291 homeowners have paid their 2015 assessments. Two liens were filed at the beginning of the month. A bank foreclosure sale took place on October 12<sup>th</sup> and the property was purchased by American Homes 4 Rent.

The November 2015 Collection Tracker was discussed in detail. A motion was made by Carlos Berrios to move forward with one (1) foreclosure. George seconded. None opposed (Liane Barkley abstained). The Board approved sending a final letter to the homeowner advising that the foreclosure process will start if Management is not contacted within ten days. There is one (1) bank owned property.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. To date, 96.7% of 2015 assessments have been collected. The Association is slightly over its spending plan (87% vs 83% budgeted) at this time of the year. Several categories are over budget, including Legal, Office Supplies/Postage, Landscape Enhancement, and Water.

**Minutes:**

The minutes from the September 8, 2015 Board meeting were approved as written. George certified and signed the minutes in Todd Murphy's absence.

An updated violation tracker was provided to the Board and was discussed. The Board approved sending five homeowners to the attorney for continuing violations. In addition, a mediation

request will be sent to a homeowner who has not responded to the attorney's letter concerning the condition of their property

An updated ARB Tracker was provided to the Board. There is one outstanding request for exterior painting. A letter will be sent to a homeowner on Starboard Ct. who painted without submitting an ARB form.

### **Old Business:**

The proposed 2016 budget was discussed. The Board discussed a 7% increase (to \$200.00) and a 10% increase (to \$205.70). After discussion, Damon made a motion to approve the budget with a 10% increase in assessments. Norbert Wann seconded. None opposed. Statements will be mailed in early December.

Two homeowners whose lawns were affected by the repair to Pond 2 attended the last meeting asking the Board to replace the sod that was installed. The Board agrees that the sod needs to be replaced, and several options were discussed. One option under consideration is to request a quote from ValleyCrest and possibly two other contractors. A check would then be provided to the homeowners in the amount needed to replace the sod on their property, and the Association would have no further responsibility. A motion was made by George to pursue this option. Larry Gress seconded. None opposed. ValleyCrest will be contacted and put in touch with the homeowners.

### **New Business**

The cost to replace the soccer goal in the park ranges from \$229 to \$900. After discussion, the matter was tabled.

Damon Heemstra and Carlos Berrios will select the Best Christmas Decorations winner in December.

Larry reported that Christmas decorations at the entrance will be put up after Thanksgiving.

### **Yard of the Month Schedule for 2016:**

May	George Robertson
June	Liane Barkley
July	Damon Heemstra
August	Todd Murphy
September	Larry Gress
October	Carlos Berrios

### **Best Christmas Decorations 2016:**

December	George Robertson/Liane Barkley
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### **Monthly Meeting Schedule for 2016 (all meetings are on the second Tuesday of the month):**

January 12 <sup>th</sup>
February 9 <sup>th</sup>
March 8 <sup>th</sup>
April 12 <sup>th</sup>

May 10<sup>th</sup> – Annual Meeting  
June 14<sup>th</sup>  
July 12<sup>th</sup>  
August 9<sup>th</sup>  
September 13<sup>th</sup>  
October 11<sup>th</sup>  
November 8<sup>th</sup>  
December – No Meeting

All business being completed, the meeting was adjourned at 8:12 p.m. The next meeting will be held on Tuesday, January 12<sup>th</sup> at 6:30 p.m.

  
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Signature

  
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Date