

Harbor Island Board Meeting Minutes
Tuesday, April 12, 2016
The CAM Team Conference Room

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

Excused: Todd Murphy and Larry Gress

Homeowners Present: None

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

Financials:

The financials for March were emailed to the Board in advance of the meeting. The balances as of March 31, 2016 were:

Operating Account	\$49,736.26
Money Market Account	<u>\$22,859.98</u>
Total Funds	\$72,596.24

Collection letters and statements were mailed on Monday. To date, 89.3% of assessments have been collected. Currently, there are six bank foreclosures, with three of the properties in bankruptcy.

The April 2016 Collection Tracker was reviewed. There were no requested actions. There has been one new owner since the March meeting.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The Association is in good shape as only 19% has been spent to date versus 25% according to the budget spending plan. Electric expenditures and Landscape Enhancement are slightly over budget, but all other budget categories are in line or below projected amounts.

The New Business item concerning replacement of the wooden fence in the park was taken out of order. A proposal was received from Specialty Fence to replace the fence – tan PVC stockade (\$6,200) or Pre-slatted chain link (\$6,200). An estimate of \$3,450.00 was verbally received from Silverman Fence to replace the fence with wood. A quote for a wood fence will be requested from Specialty Fence. A motion was made by Damon Heemstra to approve the replacement of the fence with a wooden stockade fence not to exceed \$4000.00. Norbert Wann seconded. None opposed and the motion carried.

A proposal was received from Specialty fence to repair the aluminum fence on the left side of the gate - \$250.00. A motion was made by Norbert Wann to approve the proposal. Carlos Berrios seconded. None opposed and the motion carried.

Minutes:

The minutes from the March 8, 2016 Board meeting were approved as written. George Robertson certified and signed the minutes. A draft copy of the minutes from tonight's meeting will be posted on the website as soon as possible.

An updated violation tracker was provided to the Board and was discussed. The Board requested that lawn violations be addressed starting in May.

An updated ARB Tracker was provided to the Board. The three outstanding requests were reviewed.

- A request to install solar panels was approved.
- A request to extend the concrete on either side of a driveway was approved contingent on the homeowners making the color of the concrete uniform.
- A request by a homeowner to install a prefabricated shed was approved contingent upon the homeowners' installation of plants to shield the shed from view of the street.

Old Business:

The verbiage of the violation letters was reviewed. The requested changes will be made as soon as possible. Liane Barkley offered her assistance to help with the process.

New Business

The Annual Meeting is scheduled for Tuesday, May 10, 2016. The meeting will be held in the library this year. The assignments for the meeting are as follows:

- Kathy Melton – Secure Paterson Elementary School and arrange for a projector and microphone.
- Todd Murphy/George Robertson – Slide show presentation
- George Robertson – State of the Harbor Island neighborhood
- Carlos Berrios – Property values
- Norbert Wann/Liane Barkley – ARB process
- Todd Murphy – 2015 improvements
- Damon Heemstra – Financial report
- Larry Gress – Yard of the Month/Best Christmas Decorations

The Board requested that Management reach out to them prior to letters being sent on any violations that might be open to interpretation.

The lettering on the signs needs to be cleaned. Banners and Signs will be contacted to provide a quote.

Concerns were expressed about the health of the oak tree on the north side of the entrance. BrightView will be contacted.

All business being completed, the meeting was adjourned at 7:53 p.m. The next meeting will be the Annual Meeting - Tuesday, May 10th at 6:30 p.m.



Signature

6-14-16
Date