

Harbor Island Board Meeting Minutes
Tuesday, February 9, 2016
The CAM Team Conference Room

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

Excused: Todd Murphy and Carlos Berrios.

Homeowners Present: John Thielen

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

George Robertson explained the rules of the meeting and shared that homeowners may address the Board for three minutes. The Board thanks homeowners for bringing their concerns to their attention. With the start of the regular agenda, homeowners are asked to refrain from making comments or asking questions.

Mr. Thielen discussed the fence between his property on Portside Dr. and the playground. The fence is rotten and falling down in places. He asked if the Association will be replacing the fence. The Board will review who is responsible for the fence, and requested that Mr. Thielen forward a copy of his survey to Management.

Financials:

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

Operating Account	\$43,733.62
Money Market Account	<u>\$22,858.03</u>
Total Funds	\$66,591.65

Past due statements were mailed to eighty-two homeowners on February 8th. Approximately 76% of 2016 assessments have been collected to date. A homeowner who was mailed a “last chance” letter to avoid foreclosure by the Association contacted Management and has entered into a payment plan.

The February 2016 Collection Tracker was reviewed. A motion was made by Damon Heemstra to approve the requested action to file one Notice of Intent to Foreclose. Liane Barkley seconded. None opposed. There is currently one bank owned property, and there are five properties in mortgage foreclosure. Two homeowners have filed for bankruptcy. There has been one new owner since the January meeting.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The Association is looking good as only 5.7% was spent in January versus the budgeted amount of 8%. As of January 31st, 68.7% of assessments had been collected. The spreadsheet highlights the amount of discretionary income, and reflects that \$4,450.00 has been budgeted for the Contingency Fund. Expenses will be watched closely as the Association ended 2015 over budget.

Minutes:

The minutes from the January 12, 2016 Board meeting were approved as written. Larry Gress 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. A homeowner was sent a final notice for installing a shed that can be seen from the street. An email was received from the homeowner in late January stating that an ARB form for a fence would be submitted. Nothing has been received. A homeowner continues to park an untagged vehicle in their driveway. The county will be contacted to request help with this issue.

An updated ARB Tracker was provided to the Board. There is one outstanding request for a fence. The type of fence is not an approved one, and part of the fence would be placed in a wetlands area. The Committee will add their comments to the online system so that the homeowner can be notified to resubmit a revised request.

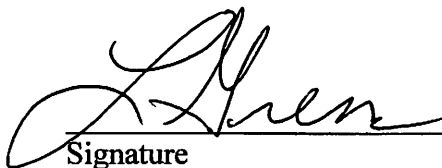
Old Business:

Brighter bulbs have been installed in the fixtures lighting the oak trees at the entrance. ValleyCrest will be contacted to inquire if even brighter bulbs can be installed. A quote to add an additional light at each oak tree will be requested, as well.

A letter was sent to the two homeowners whose lawns were affected by the repair to Pond 2 offering the cost of the replacement sod from the ValleyCrest proposal as final settlement in this matter. Each homeowner was asked to sign and return a copy of the letter so that a check could be issued. Mrs. Gessner was called and she indicated that she approves of the settlement. Management will follow up with both homeowners to request the signed letter.

New Business - None

All business being completed, the meeting was adjourned at 7:30 p.m. The next meeting will be held on Tuesday, March 8th at 6:30 p.m.



Signature

3-8-16
Date