

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

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

Excused: Damon Heemstra

Homeowners: Jim Castleberry

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 the Board's attention. With the start of the regular agenda, homeowners are asked to refrain from making comments or asking questions.

The Board discussed officer positions. The officers are:

President	George Robertson
Vice-President	Todd Murphy
Treasurer	Damon Heemstra
Secretary	Larry Gress
ARB	Norbert Wann
ARB	Carlos Berrios
ARB	Liane Barkley

Financials:

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

Operating Account	\$19,623.09
Money Market Account	<u>\$22,857.13</u>
Total Funds	\$42,290.22

To date, 291 homeowners paid their 2015 assessments. A payment of \$492.70 will be received on 1819 Harbor Island Dr. (1 year of assessment and forced cuts, plus 2016 assessments). Approximately half of homeowners have already paid their 2016 assessments.

The January 2016 Collection Tracker was reviewed. Individual letters will be mailed to all named owners of record of a property concerning a possible foreclosure action. There is currently one bank owned property, and there are three properties in mortgage foreclosure. Another three are in mortgage foreclosure but have bankruptcy filings. There have been two new owners since the November meeting.

Minutes:

The minutes from the November 10, 2015 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. The Board requested additional information on two violations.

An updated ARB Tracker was provided to the Board. There are two outstanding requests. A homeowner who installed a white vinyl fence submitted an ARB request after the fact and the request was declined. The homeowner painted the fence a redwood color, and the revised ARB request is pending.

Old Business:

A quote was received from VallyCrest to install sod for two homeowners whose lawns were affected by the repair to Pond 2: 1401 Starboard Ct. (\$823.98) and 1405 Starboard Ct. (\$216.02). Larry Gress made a motion to accept the proposal. Liane Barkley seconded. None opposed. A letter will be sent to both homeowners offering the amounts quoted as final settlement in this matter.

Todd Murphy shared that the lights installed on the oak trees were not the proper brightness. A new test bulb was installed on the exit side of the entrance closest to the road. Five more bulbs have been ordered and will be installed this week.

New Business

George Robertson shared that a Board certification course is being offered locally and he has the information to share with anyone who is interested. Another option is for Board members to certify in writing that they have read the Association's documents.

A legal opinion was requested from Attorney Sean Murrell concerning the ARB process. A copy was provided to Board members for their review.

A homeowner at a previous meeting stated that homeowners on Harbor Island Dr. receive more violation letters than anyone else. George Robertson shared statistics that show this is not the case. Further information will be provided at the Annual Meeting in May.

The Yard of the Month program will start in May. George Robertson will select the first winner.


The Board approved Larry Gress' request to install lighting on the message board sign.

Todd Murphy shared his concerns with the negative feedback taking place on the NextDoor website. He encouraged Board members not to respond as issues should be dealt with at the Board meetings each month.

Liane Barkley suggested that the website be updated to include information on the violation process and architectural review process. She offered to put something together for the Board members to review. The ARB Committee will review when, and if, a site survey is to be submitted with a homeowner's request for architectural review.

The wood fence on the west side of the park is starting to deteriorate. The Association is not responsible for the replacement of the fence.

All business being completed, the meeting was adjourned at 7:53 p.m. The next meeting will be held on Tuesday, February 9th at 6:30 p.m.



Signature

2-9-16

Date