

Harbor Island Board Meeting Minutes  
Tuesday, March 8, 2016  
The CAM Team Conference Room

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

Homeowners Present: John & Debra Thielen and Sharon Kraus

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 provided a copy of the survey for his property and requested that the Board discuss replacement of the fence at the rear of his property.

Mrs. Kraus requested that the Board consider approval of an aluminum fence for the rear of her property.

**Financials:**

The financials for February were emailed to the Board in advance of the meeting. The balances as of February 29, 2016 were:

Operating Account	\$49,479.13
Money Market Account	<u>\$22,859.01</u>
Total Funds	\$72,338.14

Reminder statements will be mailed again this month, and collection letters will be sent out next month. To date, 82.5% of assessments have been collected. Currently, there are six bank foreclosures, with three of the properties in bankruptcy.

The March 2016 Collection Tracker was reviewed. There were no requested actions. There have been no new owners since the February meeting.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The Association is looking good as only 11.3% has been spent to date versus 17% according to the budget spending plan. Electric expenditures are slightly over budget, but all other budget categories are in line or below projected amounts.

**Minutes:**

The minutes from the February 9, 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. The Board feels that it is too early to send violation letters for dead grass. Information concerning a commercial vehicle on Keel Ct. will be provided to the Board.

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

- A request to install an aluminum fence on Dockside Dr. was approved.
- A request to replace a fence on Starboard Ct. was approved on the condition that the survey is marked with the location of the fence and gates.
- Requests by three homeowners to install a vinyl fence on Pirates Cove Ln. were approved.
- A request to install a covered porch on Dockside Dr. was approved.

### **Old Business:**

Brighter bulbs have been installed in the fixtures lighting the oak trees at the entrance and the Board feels that the illumination is sufficient.

### **New Business**

The attorney suggested a new approach for homeowners who continuously disregard letters concerning minor violations such as trash cans. The Board discussed having the attorney serve the homeowners with the violation letter and tabled the matter.

A homeowner on Stern Way has received several letters concerning allowing his dog to run freely. A recent incident caused a homeowner to be fearful, so the Board discussed what steps should be taken next. The Board agreed that the homeowner should contact Clay County Animal Control and register a complaint.

The Annual Meeting is scheduled for Tuesday, May 10, 2016. The assignments for the meeting are as follows:

- Kathy Melton – Secure Paterson Elementary School and arrange for a projector and microphone.
- Todd Murphy – 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


Damon expressed concern that a young teenager is driving a golf cart on the roads.

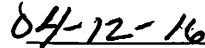
The Board discussed various options to deal with damaged siding on a home on Portside Dr. The attorney will be contacted.

The Board discussed the wooden fence between the homes on Portside Dr. and the park. Larry made a motion to remove the damaged sections of the fence. Liane seconded. None opposed

and the motion carried. Claude, with Specialty Fence, will be contacted to check the fence and to provide a quote to replace the fence.

All business being completed, the meeting was adjourned at 8:53 p.m. The next meeting will be held on Tuesday, April 12<sup>th</sup> at 6:30 p.m.

  
Signature

  
Date