

Harbor Island Board Meeting Minutes
Tuesday, September 13, 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: None

Meeting called to order at 6:27 p.m. by President, George Robertson.

Financials:

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

Operating Account	\$32,525.97
Money Market Account	<u>\$19,244.49</u>
Total Funds	\$51,770.46

Reminder statements are being sent monthly. As of the end of August, 97% of assessments have been collected versus 96.3% at the same time last year. Currently, there are four bank foreclosures, with two of the properties in bankruptcy. A sale date for one foreclosure will be held on September 27, 2016. There have been six (6) new owners since the August meeting.

The September 2016 Collection Tracker was reviewed in detail. No actions were requested.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The Association is in good shape at this point of the year with only 55% spent to date versus 67% budgeted. Only \$1,842.00 is needed to make budget, and the \$4,450.00 budgeted in the Contingency Fund should be available to transfer to the money market at the end of the year.

Minutes:

The minutes from the August 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. A drive-through was completed with George yesterday and quite a few letters were sent out concerning the condition of lawns. George made a motion to send five homeowners to the attorney for further action due to ongoing violations. Todd seconded. None opposed and the motion carried.

An updated ARB Tracker was provided to the Board. There are no outstanding requests at this time. A homeowner installed an acrylic overlay on the driveway without submitting for approval. The Board members will take a look at the driveway and then decide if further action needs to be taken.

Old Business:

The sealing of the wood fence in the park is on hold.

The insurance carrier has signed off on both the sidewalk repair, and the installation of mulch at the playground. All issues are considered closed.

The right hand side of the park entrance gate has been damaged. Specialty Enterprises has provided a proposal to repair the gate, and to replace two sections of the new wood fence - \$500.00. A motion was made by Todd to approve the gate repair only at a cost of up to \$250.00. Liane seconded. None opposed and the motion carried.

Letters were sent to four homeowners on Pond 4 stating that they must maintain the area behind their property to the water's edge. No response was received. Boat access to Pond 5 is needed for the pond maintenance company. Additional access points were identified. The Board will review and determine the best access point.

An AT&T truck continues to park on the grass by the park and is damaging the grass. Management will contact AT&T to request one last time that they do not park on the grass and to let them know that if it continues the Association will place boulders in this area to prevent further issues.

Randall Holmes with BrightView notified Management that the lights at the oak trees have been repaired. Repairs are still needed to the posts on the lights at the signs.

New Business

A draft copy of the 2017 budget was presented to the Board for review. The budget will be voted on at the November meeting. Notice will be placed on the front entrance sign two weeks prior to let homeowners know that the budget will be approved at the November meeting.

The Board requested a quote to paint the entrance walls and sign.

The Board approved the renewal of the Association's Directors & Officers Liability and Crime Policies at a cost of \$2,093.00. The premium was unchanged from the previous year.

George shared that a homeowner posted on the NextDoor website that he was bitten by a black Labrador on Starboard. Residents should be cautious if they see this dog.

All business being completed, the meeting was adjourned at 7:45 p.m. The next meeting will be held on Tuesday, October 11, 2016 at 6:30 pm.

Signature

Date