

Harbor Island Board Meeting Minutes  
Tuesday, March 14, 2017  
The CAM Team Conference Room

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

Excused: Carlos Berrios

Homeowners Present: Doug & Laurette Owenby and John & Debra Thielen

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

A homeowner expressed concern about the clearing of the backside of the berm. George Robertson shared that Landscape Remedies was hired to remove grapevine plants that were taking over the plant material.

A homeowner asked for the Board's assistance in dealing with several issues at a neighboring property that was recently taken over by the bank in foreclosure.

Residents are reminded to lock their vehicles at all times. There have been a number of car burglaries in the area.

**Financials:**

The financials for February were emailed to the Board in advance of the meeting. The balances as of February 28, 2017 were:

Operating Account	\$56,035.84
Money Market Account	<u>\$22,358.38</u>
Total Funds	\$78,394.22

Reminder statements (42) were sent out on March 2<sup>nd</sup>. Collection letters will be sent in April. Through today's date, 87.5% of 2017 assessments have been paid, and the Association is tracking ahead of last year's pace of collections. There is currently one (1) active foreclosure. There have been no new owners since the last meeting.

The March 2017 Collection Tracker was reviewed in detail. A homeowner who recently had a foreclosure dismissed still has not contacted the Association to make payment. The matter will be turned over to the attorney, and the lien will have to be renewed.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The Association is below its spending plan as only 13.8% has been spent thus far versus the budgeted amount of 17%. The electric bill has been slightly over budget. As of February 28<sup>th</sup>, 79.1% of assessments have been collected.

**Minutes:**

The minutes from the February 14, 2017 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. George Robertson accompanied the compliance inspector on the last inspection. The only lawn violations being sent at this time are to request mowing and/or trimming.

An updated ARB Tracker was provided to the Board. There is one outstanding request in the online system requesting permission to replace a driveway. Two new requests were received in the office this afternoon and will be added to the online system for the Committee's review.

### **Old Business:**

George Robertson will be riding with Carrie from The CAM Team for the bi-weekly drive through inspections.

The Board is considering action to address AT&T's refusal to park on the street when working on the equipment at the entrance. Todd Murphy shared that the cost of a boulder is approximately \$200.

NiteLites has repaired the front entrance lighting and new metal mounting rods have been installed. The invoice has been received and paid.

### **New Business:**

Landscape Remedies has completed roughly 98% of the berm clean-up. Two homeowners specifically requested that the area directly behind their homes remain untouched to preserve the habitat for animals. Landscape Remedies has offered to do some touch up work on the front of the berm at no cost to the Association. George Robertson gave approval and he will monitor what they are doing.

Two quotes to install pine straw on the front of the berm were received:

- Brightview - \$1,575.00
- Landscape Remedies - \$1,595.00

A motion was made by Damon Heemstra to approve the quote from BrightView to install pine straw. Larry Gress seconded. The motion carried with four votes in favor; Todd Murphy and Liane Barkley abstained.

A proposal was received from NiteLites to install a light at the message board sign - \$465.00. After discussion, the matter was tabled until September or October.

Banners & Signs, who was approved at the last meeting to paint the front sign and stucco walls, notified Management that they could not complete the work as quoted. The deposit will be returned. A proposal from JaxHandyman was provided to the Board for consideration - \$4,000.00. Loxon XP paint will be used, and coverage will be comparable to Rhino Shield paint. Damon Heemstra made a motion to approve the proposal from JaxHandyman. Todd Murphy seconded. None opposed and the motion carried. The Board requested that paint color chips be provided prior to commencement of the project. In addition, the Board asked that the letters be cleaned to ensure that they sparkle.

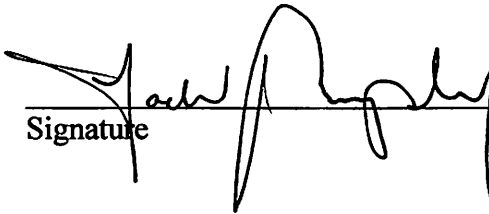
Liane Barkley has been working with Management to improve the violation letter template text to make it friendlier, as well as more clear and consistent.

The new volleyball net for the park has been received. Todd Murphy and Larry Gress volunteered to install the net.

Todd Murphy shared that this will be his last year to serve on the Board of Directors.

Liane Barkley reported that two submissions were received via the Suggestion Box on the website. A homeowner requested that information about neighborhood trash pick-up be added to the website. This has been completed. Another resident shared their frustration concerning a person residing in a property that was recently foreclosed on by the bank.

All business being completed, the meeting was adjourned at 7:50 p.m. The next meeting will be held on Tuesday, April 11, 2017 at 6:30 pm.

  
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Signature

4-11-17  
Date