

Harbor Island Board Meeting Minutes  
Tuesday, November 13, 2018  
The CAM Team Conference Room

Present: George Robertson (President), Larry Gress (Vice-President), Linda Lopez (Secretary), Damon Heemstra (Treasurer), Carlos Berrios (ARB), and Liane Barkley (ARB); Gina Cabral represented The CAM Team.

Excused:

Homeowners Present: None

Meeting called to order at 6:06 p.m. by President, George Robertson

**Financials:**

The financials for October were emailed to the Board in advance of the meeting. The balances as of October 31, 2018 were:

Operating Account	\$37,076.51
Money Market Account	<u>\$19,470.61</u>
Total Funds	\$56,547.12

Through October 31, 2018, 99.5% of the 2018 Assessments have been paid. Outstanding receivables as of October 31, 2018 were \$1,202.42.

The October 2018 Collection Tracker was reviewed in detail. Damon Heemstra made a motion to proceed with foreclosure on an account. Linda Lopez seconded. Carlos Berrios abstained. The motion carried with majority approval.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category for the year 2018. According to the report, all expenses are within line according to the budgeted spending plan. The expenses for the month of October were 6.4% versus the 8% for the month. Overall, 63.9% of the yearly budget has been spent with 83% of the year completed.

There will be approximately \$10,000.00 left in the Operating Account at the end of 2018. Liane Barkley made a motion to transfer the excess funds into the Money Market Account. Larry Gress seconded. All approved.

**Minutes:**

The minutes from the September 11, 2018 Board meeting were approved as written. George Robertson 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 Architectural Review tracker was provided to the Board. There is currently one outstanding request.

An updated violation tracker was provided to the Board. There is a home that made changes to the exterior of their home without prior approval. A letter will be mailed to the homeowner, informing them the need to request approval with the appropriate documents.

**Old Business:**

George Robertson continues to ride with Carrie from The CAM Team for the drive through inspections when schedules permit.

The park trash can replacement has been tabled at this time. The Board will review the need for a third trash can in 2019. Currently there are two other trash cans within the park.

**New Business:**

There was one submission to the Virtual Suggestion Box. A homeowner complained about the homes that currently have recreational vehicles behind their fence that are clearly visible from the road. The Board discussed the need to be consistent and what the documents state in regards to recreational vehicles. This discussion was tabled until the next meeting.

The 2019 Operating Budget was presented for review and approval. Assessments will not be increased in 2019. Larry Gress made a motion to approve the 2019 Operating Budget. Liane Barkley seconded. All approved. A copy of the 2019 Operating Budget will be mailed to the homeowners with their statement in December.

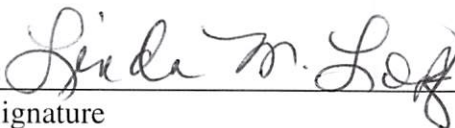
The Board discussed amending the Harbor Island Bylaws regarding Board quorum for Director meetings. Currently, five members of the Board have to be present to have an official Board meeting. Linda Lopez suggested previously that the number change to four so business could be conducted in the future if need be. The Board will be reviewing the Bylaws to see if anything else requires change and will discuss again in January.

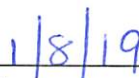
A small tree that had fallen on the fence in the park was removed by Brightview Landscaping. There was no charge for this extra work.

Brightview submitted a proposal to clean the berm up. This was tabled until next meeting.

There will be no Board of Directors meeting in December.

All business being completed, the meeting was adjourned at 7:13 p.m. The next meeting will be on Tuesday, January 8, 2019 at 6:00 p.m.

  
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Signature

  
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Date