

Harbor Island Board Meeting Minutes
Tuesday, January 8, 2019
The CAM Team Conference Room

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

Excused: Liane Barkley (ARB)

Homeowners Present: None

Meeting called to order at 6:00 p.m. by President, George Robertson

Financials:

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

Operating Account	\$26,051.86
Money Market Account	<u>\$35,611.23</u>
Total Funds	\$61,663.09

The budgeted reserve transfer of \$9,889.00 was transferred from the operating account to the reserve account. The Association's operating account showed a surplus of \$6,642.45 which was also moved to the reserve account. The total amount transferred as of December 31, 2018 is \$16,531.45. This action was previously approved at the Board Meeting held on November 13, 2018.

There were two (2) new homeowners since the November meeting.

As of December 31, 2018, 99.6% of the 2018 Assessments have been paid. Outstanding receivables as of December 31, 2018 were \$2,723.18. Statements for the 2019 Assessments were mailed on December 11, 2018. 26% of the 2019 Assessments were paid as of December 31, 2018.

The January 2019 Collection Tracker was reviewed. There is currently one (1) bank foreclosure and one (1) association foreclosure. No actions were requested this month.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category for the year 2018. According to the report, all expenses were within line according to the budgeted spending plan. The expenses for the month of December were 6.1% versus the 8% for the month. The year ended with approximately \$35,000 in the money market (reserve) account.

Minutes:

The minutes from the November 13, 2018 Board meeting were approved as written. Linda Lopez 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 are currently two outstanding requests.

An updated violation tracker was provided to the Board. No actions requested. The Board would like Attorney Sean Murrell to provide a legal opinion on a 5th wheel versus a camper and what the Harbor Island documents say is allowed within the Association.

Old Business:

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

The park trash that is damaged will be removed by BrightView and not replaced at this time.

New Business:

There were no submissions to the Virtual Suggestion Box.

An e-mail was sent to Harbor Island regarding the Christmas Decoration winner. It was explained that a Board member volunteers their time to select a home. The Board also keeps track of previous year's winners in hope to give everyone a chance to win and not the same home each year.

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 Harbor Island Bylaws can only be amended once discussed at two Board Meetings. The Board of Directors will vote at the February meeting.

Damon Heemstra thanked Larry Gress for taking the time to put Christmas lights on the Harbor Island sign this past Christmas.

All business being completed, the meeting was adjourned at 7:51 p.m. The next meeting will be on Tuesday, February 12, 2019 at 6:00 p.m.

Signature

Date