

Harbor Island Board Meeting Minutes
Tuesday, September 10, 2019
The CAM Team Conference Room

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

Excused: None

Homeowners Present: None

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

Financials:

The financials for August emailed to the Board in advance of the meeting. The balances as of August 31, 2019 were:

Operating Account	\$42,641.63
Money Market Account	<u>\$35,634.69</u>
Total Funds	\$78,276.32

There have been four (4) new homeowners since the last meeting.

As of August 31, 2019, 98% of the 2019 Assessments have been collected. Outstanding receivables as of August 31, 2019 were \$7,061.17 with \$5,107.89 being debt owed prior to 2019.

The August 2019 Collection Tracker was reviewed. There is currently one (1) bank foreclosure and one (1) association foreclosure. George Buckland made a motion to approve two (2) Claim of Liens and three (3) Notices of Intent to Foreclose. Carlos Berrios seconded. All approved.

A spreadsheet was previously provided to the Board members from Damon Heemstra detailing expenditures by budget category for August 2019. According to the report, all expenses were within line according to the budgeted spending plan, except for the water expense. Management is working with Brightview and Clay Utility to find out why the water went up so high and if there is a repair to be needed. The expenses for the month of August 10.1% versus the 8% for the month. With 67% of the year completed, the Association has spent 57% of the budget. Overall, the Association continues to remain in great shape.

Minutes:

The minutes from the August 13, 2019 Board meeting were approved as written. George Buckland 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 no outstanding requests.

An updated violation tracker was provided to the Board. Carlos Berrios made a motion to send four (4) properties to the attorney for covenant enforcement. George Robertson seconded. All approved.

Old Business:

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

New Business:

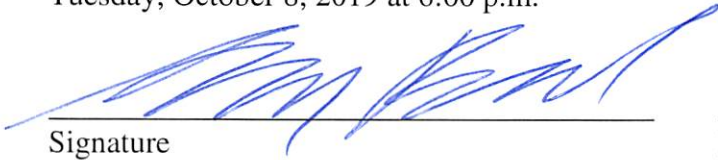
There were no submissions to the Virtual Suggestion Box.

The water bill for the association continues to increase. Management contacted Clay Utility to find out when the meter is reading. Those times will be compared with the irrigation timers and adjustments will be made if needed. For the month of August, the water bill did decline in price.

George Robertson made a motion to approve Tree Tech's proposal for \$650.00 to trim, lift and thin out the two large oak trees at the entrance. Larry Gress seconded. All approved.

Liane Barkley made a motion to approve the Directors & Officers and Crime Insurance Renewal. George Buckland seconded. All approved.

All business being completed, the meeting was adjourned at 7:12 p.m. The next meeting will be on Tuesday, October 8, 2019 at 6:00 p.m.



Signature

10/8/2019
Date