

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

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

Excused: Carlos Berrios (ARB)

Homeowners Present: Two homeowners were present to submit an ARC to the ARB for review. Management received the ARC and will submit it for review as all the documents required were presented.

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 September 30, 2019 were:

Operating Account	\$41,187.36
Money Market Account	<u>\$35,637.72</u>
Total Funds	\$76,825.08

There have been two (2) new homeowners since the last meeting.

As of September 30, 2019, 98.5% of the 2019 Assessments have been collected. Outstanding receivables as of September 30, 2019 were \$2,819.52.

The August 2019 Collection Tracker was reviewed. There is currently one (1) bank foreclosure. Four (4) accounts are with Attorney Sean Murrell for collections.

A spreadsheet provided by Board Treasurer Damon Heemstra detailed expenditures by budget category for September 2019. According to the report, all expenses were within line according to the budgeted spending plan, except for the water expense. The water continues to drop back into the normal range with no leak detected. With 75% of the year completed, the Association has spent 57.6% of the budget. Overall, the Association continues to remain in great shape.

Minutes:

The minutes from the September 10, 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 violation tracker was provided to the Board. Currently, two (2) of the five (5) properties that are with the attorney for covenant enforcement have been cured. George Robertson made a motion to send two (2) properties to the attorney for covenant enforcement. George Buckland seconded. All approved.

An updated Architectural Review tracker was provided to the Board. There are currently no outstanding requests.

Old Business:

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

The recent bill from Clay Utility showed a drastic drop in water usage showing a current usage of 17 versus the recent 99. Management is continuing to work with BrightView and monitor the water usage so it does not get out of hand again.

The pruning of the trees at the front entrance was completed.

New Business:

There were no submissions to the Virtual Suggestion Box.

The 2020 Operating Budget was reviewed. Assessments will remain the same as there is no immediate need for an increase. The budget will be approved at the November meeting.

The Community Yard sale will be October 19, 2019.

All business being completed, the meeting was adjourned at 6:59 p.m. The next meeting will be on Tuesday, November 12, 2019 at 6:00 p.m.

Signature

Date