

Harbor Island Board Meeting Minutes  
Tuesday, January 2020  
The CAM Team Conference Room

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

Excused: Larry Gress (Vice-President)

Homeowners Present: None

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

**Financials:**

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

Operating Account	\$37,887.80
Money Market Account	<u>\$35,646.70</u>
Total Funds	\$73,534.50

Management reported that there is an estimated six (6) months of operating expenses in the Money Market account.

There has been no (0) new homeowners since the last meeting.

99.2% of the 2019 assessments were collected. As of January 14, 2020 56% of the 2020 assessments have been paid.

Currently there is one (1) association foreclosure and one (1) bank foreclosure. Out of 300 properties there is only one (1) in attorney status, which is the association foreclosure.

A spreadsheet provided by Board Treasurer Damon Heemstra detailed expenditures by budget category for December 2019. The Association finished the year out with a little over \$5,000 that can be transferred into the Money Market Account.

**Minutes:**

The minutes from the November 12, 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. No new actions requested.

An updated Architectural Review tracker was provided to the Board. There is currently one (1) outstanding requests.

**Old Business:**


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

**New Business:**

There was one (1) submissions to the Virtual Suggestion Box. There is concern over how the park is deteriorating with damaged gates, fence and outdated playground equipment. The question was also posed if the Association thought about becoming a gated community. Management will be addressing the areas at the park and obtaining prices to repair. The Association does not have the availability to become a gated community because it would require additional space at the entrance to the neighborhood. If the Association were to become gated, the Association then becomes the owner of the roads and would be responsible for all repairs and cost. Management will reply back to the email for the resident to know the above mentioned.

Management contacted three (3) different landscaping companies for proposals on managing the landscape for Harbor Island; Greenway Landscape, Trimac Outdoor and Down2Earth. This will be tabled at this time as Management will be contacting the current vendor to talk about what can be done during the year to better the communication and property upkeep.

All business being completed, the meeting was adjourned at 6:56 p.m. The next meeting will be on Tuesday, February 11, 2020 at 6:00 p.m.

  
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Signature

2/11/2020  
Date