

February 15 2023 | 6:00 p.m.

Harbor Island Owners Association Board Meeting Minutes

Home of Board President, George Robertson

Homeowners Present: None

Board Members in Attendance:

1. *President* *George Robertson*
2. *Vice President* *Larry Gress*
3. *Treasurer* *Damon Heemstra*
4. *Secretary* *Liane Barkley*
5. *ARB* *George Buckland*
6. *ARB* *Carlos Berrios*
7. *ARB* *Linda Lopez*

The CAM team was not represented.

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

Financials:

The financials for January were emailed to the Board in advance of the meeting:

January 31, 2022

Popular Operating Balance:	\$57,042.39
Popular Reserve Balance:	\$78,475.80
Total Balance:	\$135,518.19

Input/comments/follow-up – Damon Heemstra / All

- 6.8% of the annual budget has been spent and we are 8.3% into the year (i.e., under budget). The only area of concern is electric, likely due to Christmas lights.
- We've collected \$52,570.19 (70.4%) of annual assessments in the first month.
- At the January meeting, Damon suggested (and the board approved) three adjustments to the 2023 budget which he will discuss with CAM, because they haven't been reflected:
 - Increase Yard of the Month to \$550
 - Move money from Contingency Fund to Water to increase from \$400 to \$700
 - Decrease Contingency Fund from \$3,697.75 to \$3,447.75.

Minutes:

The minutes from the January 10, 2023, Board of Directors Meeting will be certified and signed by the Secretary and provided to the CAM team. The board asks that CAM post a draft copy of the minutes from tonight's meeting on the website as soon as possible.

Violations:

A violation report was provided to the Board for review:

Total Open Violations:	55
Architectural	3
Landscaping	26
Fencing	5
Unsightly	5
Vehicle	8
Rubbish and Debris	8

The Board reviewed the CAM covenant violation report. Board members will contact CAM for any items of concern not reflected on the CAM report.

Architectural Review:

Reports were provided to the Board to review. The documented submissions for the month so far as are follows:

Total Submissions:	
Approved:	7
Declined:	0
Not Yet Voted:	0

Old Business:

When schedules allow, a Board Member will ride with a member of The CAM Team for the bi-weekly drive throughs.

Electronic sign discussion was tabled until the CAM team can be present to discuss. The Board requests CAM to provide quotes in advance of the next meeting.

Pavers at the entrance still require repair, as discussed at the January meeting. The Board requests CAM to follow up and provide an update to the Board.

New Business:

There was one submission to the Virtual Suggestion Box requesting that information about garage sales be posted to the website. Larry Gress will let CAM know the date of the next garage sale so that they can put it on the website, tentatively 4/1/23.

Landscaping: The Board continues to be dissatisfied with the work being done by Brightview at the entrance. CAM has requested Brightview to obtain CAM approval for flowers prior to planting. CAM has recommended that the Board consider other landscaping vendors and is obtaining competing quotes. The Board will consider quotes at the next meeting.

At the suggestion of the Board, CAM is also obtaining quotes for service on the trees at the entrance, some of which seem to be dying. The board discussed that homeowners may also have dying trees, and will expedite ARB approval for such situations.

Open Forum:

The new CAM contract requires review by the board before signing.

The Board meeting location next month will be at George R's home. CAM will obtain meeting locations for future meetings with CAM. If another day of the month needs to be chosen to obtain a meeting room, the board has flexibility to meet on other days M-Th. The current meeting schedule, as discussed in January, was discussed as shown below.

2023 Harbor Island Board Meeting Schedule

January 10, 2023 – The CAM Team (TCT)

February 15, 2023 – TCT not present.

March 14, 2023 - TCT not present.

April 11, 2023 – TCT present.

May 13, 2023 – Annual (in the park) TCT present.

June 13, 2023 – TCT not present.

July 11, 2023 – No Meeting

August 8, 2023 – TCT present.

September 12, 2023 – TCT present.

October 10, 2023 – TCT not present.

November 14, 2023 -Budget TCT present.

All business being completed, the meeting was adjourned at 6:37 p.m.

Arare Bailey 3/15/23

Signature