Harbour Pointe HOA Board Meeting: May 19, 2020

Present: Randy Nahvi, Pat Pickett, Chip Slagle, Paul Williams

Pegasus: Michael and Sharon

FINACIALS:

MD: April 30th; reserves just under $297,000. Operating account just under $75,000. Total bank $371,000. April income and expenses healthy. Insurance was paid in April. Year to date $190,000 income, $113,000 expenses, in the black $73,000. Delinquencies; three cases over 90 days.

RN: Herb Parks; send a letter from our attorney, and then put lien on property if necessary.

CS: Herb Parks died, his son now has the condo. Let me call him and see what I can do. I will call him tomorrow.

RN: Any questions or comments on financials?

RN: Under new business; I asked Paul to stay on board to help complete some projects, namely the trash enclosure

PW: Bill Rynard came out and looked at the area where we want to build a new enclosure. Two shrubs will need to be removed. New concrete will be placed where needed, and a strip between the trash enclosure and the mailboxes will have new concrete. I met with Mark about building a new structure that will hold three dumpsters on wheels. The large dumpster not on wheels will be eliminated and exchanged for two more wheeled containers. The price does not include doors; he wanted to see exactly what doors we want to go with. We decided on three sets of double doors on wheels that swing out for access to the containers. Michael suggested our containers don’t have lids on them since they will be enclosed. That should help with them being filled up uniformly. Mark suggested having access to the dumpsters from the back.

\*\*\*After discussion it was decided not to have rear access to the dumpsters.

PW: Price from mark is $12,487 plus cost of doors. I will call Bill Rynard about his quote for concrete.

CS: Will this be a framed building? Same siding, same shingles, etc.?

PW: Yes, he will use part of the existing structure and match everything up to the condo exteriors. I will give Mark the green light on this project, and to get it done ASAP upon completion of the concrete work. Mark knows this is a priority project.

RN: Any other new business?

SD: Simeon Baker gave me a name of a man that does pool maintenance. He will be coming out tomorrow to look at our pool to give us a proposal for next year to maintain the pool. His name is Gilbert. I’m happy about this. IN Pools and Spa are not working out well for us.

CS: Lots of reports of snakes. I have info on a guy that could come out and take care of the problem. Let’s call him and check the pool area and also behind and between the buildings. Also steps going down to the boat docks between my building and Randy’s building.

RN: I have two things to bring up. One is having Dana Cole give us security over Memorial Day weekend. He comes out and checks everything, if nothing is going on he goes home. The other thing is homeowners being mad about the caps on the chimney chases. It’s causing fireplace damages to homeowners.

SD: I’m getting two bids for this. Chimney caps are now all stainless steel which is expensive. I’m getting a bid on Chuck Bartholomew’s building. Randy said to get a bid on both chases on that building. All Swept Up gave us a bid. I will get one additional bid from the Chimney Man.

PW: All Swept Up gave us a bid for a cap on our building and it was $1700.00. We had significant water damage to our fireplace box that they fixed for us.

MD: I think the Chimney Man will come in cheaper than All Swept Up. We will follow up on this.

RN: The annual meeting will be whenever it’s going to be. I would like to see the trash enclosure project finished before we have an annual meeting.

OLD BUSINESS:

PP: American Leak Detention will be here tomorrow around 11am to talk about pool renovation and pool replacement. Victory Surfaces will provide the other bid.

RN: Paul and I will be here for that meeting.

CS: The pool work has been done. Target date is June 1st. by local authorities. I want it open June 1st. I don’t want people asking why we aren’t open when other pools in Eagle Pointe are.

MD: Right now we’re working on exactly what we have to do prior to opening. I have an email to Simeon Baker right now. Do we have to have our bathroom open? Is so we will have to do continuous sanitizing.

RN: Do we have to open the bathroom?

MD: Trying to get answers to all of those questions.

CS: You (Pegasus) and I need to talk every day until we get this figured out and can get our pool open. I will do some research and try to get answers. I know a lot of people that really like our pool and when the government says we can open and we aren’t, people will get upset. First of all we have to find out what we have to do and when we have to do it.

MD: Maximum capacity is 50%, which is 27 people.

RN: We will leave these questions and answers to Pegasus and Chip. Any other old business? What did IN Pool & Spa tell you?

CS: They are confident they found the major leak. The leak was between the pool and the parking lot. There were also leaks in the water jets. We’ll see what happen when the pool is filled up.

PW: We talked previously about additional maintenance help and inquiring about Susan Slaven’s crew. Has she been contacted?

CS: I have not done that yet.

PP: I want to bring up that I’ve heard that Ed Sahm is thinking about backing out of the food deal at the clubhouse. They were supposed to start in April but that is being delayed. I don’t know this for a fact but people are talking that way. Ed Sahm posted some nasty stuff towards EP residents, basically saying that EP residents aren’t smart enough to do what we need to do; social distancing, etc.

CS: We have one of his places near me that does very well, is run with military precision.

PP: The one near me is losing customers. Is Tony VanNess taking over food operations?

\*\*\* Since this meeting Sahm’s has come out saying that they still are planning on taking over the food and beverage operations at EP, but the start date has been moved down the road. Exact date is not known at this time.

RN: When do we want to have the next board meeting?

NEXT MEETING: TUESDAY, JUNE 23RD, 5:30pm. Location to be determined.

RN: John Minney is the only person to tell me that he is interested in being on the board. The only problem is that he is not a full time resident.

PP: I know that Kevin Oherenbacher is possibly interested in being on the board. He is retired, a full time resident, and cares about Harbour Pointe.

PW: I agree. He cares about EP, supports the restaurant, and is a good guy. He’s smart. I reached out to Diane Casad but she politely declined.

RN: We should invite these folks to the next board meeting.

CS: I know John is a smart guy, very good with financials. He does what he says he’s going to do. He would be a good addition. He goes to all the PSA meetings.

SD: We also need someone to sign checks.

PP: I will talk to Kevin about coming to our next meeting.

MEETING ADJOURNED.