Harbour Pointe HOA Board Meeting: June 23, 2020

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

Pegasus: Sharon and Michael

Guests: John Minney, Kevin Ohrenbacher, Carla Huff, Kate Mishaw, Debbie Tocco, Deena Anderson

CS: Mark Livingston will not be making it to the meeting.

MINUTES APPROVED.

FINANCIALS:

MD: May 31, 2020; reserve balance just under $297,000. Operating account $63,000. Total bank $363,000. May income $11,000, May expenses $24,000. For the year; $201,000 income, $138,000 in expenses. So as of the end of May we are in the black $63,000.

MD: I created a dumpster refurbishment column, $3,000 has been spent so far for materials. I also created a column for pool signage/equipment specifically just for those things. (new ladder) This does not include the pump or other mechanical related items.

RN: Indiana Pool & Spa refurbishment project has been paid in full.

CS: Only expenses with them now are monthly service charges.

MD: Delinquency report; estate for Herb Parks still in process, we did put a lien on the property however. Beyond that, no huge delinquencies.

NO QUESTIONS ADDRESSED TOWARDS FINANCIALS.

OLD BUSINESS:

DT: Sharp edges on bottom of pool at the bottom step in the pool just slides down, somewhat dangerous.

DF: The bottom step is not marked with a painted stripe.

SD: There are waterproof grip strips that can be stuck on underwater. I will look into that.

CH: One of the ladders in the deep end on the north side, the steps on it are in bad shape.

CS: We paid for a new ladder. I want to make sure I know where the sharp edges are in the pool. I will investigate and follow up with all of you guys.

RN: We have spent a lot of time dealing with IN Pool & Spa. We know their work is subpar at best. We are looking at another source for pool maintenance (Gilbert) but he does not do weekends which is a bit of a problem.

DT: I know several Harbour Pointe residents are helping to do what they can at the pool; making sure the hose is on, that the pool area is clean, everyone is taking turns.

MD: Part of the process is that we must have pool samples sent twice a day, seven days a week, and if you don’t have those sent to the county, they can close you down.

PP: Gilbert will only come out five days a week, we asked him to add weekends for us but he said no. Unfortunately that pushed us back to IN Pool & Spa.

CS: I will try to give you the Cliff Notes of the pool since you folks are all here tonight. At our last five meetings we would spend at least 30 minutes on the pool. We had people come to our meetings all winter long to give us estimates for a new pool, rehab our pool, and we also talked to IN Pool & Spa about their maintenance, which stinks. You guys don’t like it, we don’t like it either. We felt we had to go with them for maintenance and repairs because they were the only ones who would give us a bid for repairs needed.

CH: So you reached out to pool companies to submit bids?

CS: Absolutely. We reached out to pool companies out of Indianapolis, most of them wouldn’t even get back with us.

PP: Indianapolis companies had no interest in coming down here to help us out, said they were too busy with the business they already had in the Indianapolis area.

CH: I know for sure that Grimes would do our pool

MD: Grimes will not.

PP: When I talked to Grimes I was told they had 22 other projects going on. They wouldn’t give me the time of day.

CS: Pat, Sharon, and I have been working on our pool situation at least five hours a week and we chose to go with IN P&S because they knew the pool and it was basically our only option. So until we have a firm replacement, unfortunately that is who we have to use. I can talk to you one on one anytime you want and I can give you the whole story.

DA: Are they supposed to clean the pool every day when they are here? Because the pool is dirty. If we are paying them and they aren’t cleaning it, that’s a problem.

CS: You’re preaching to the choir.

RN: There are two issues right now with the pool. The first one is due to this virus, we are paying a fortune to have the pool area cleaned and sanitized. The 2nd issue is IN Pool & Spa being responsible for maintenance. They’re not doing as good a job as they should. We know that, we’re frustrated, and we want to fix it.

DA: I appreciate the clarification.

CS: I have been in IN Pool & Spa’s office. I have told them directly that we want their A Team working on our pool. That is not happening. We are at the point where we must find someone else. Presently our only option is Gilbert. We are looking to change.

PP: American Leak Detection Company, who was here, found the three leaks. Why haven’t we fixed those three leaks? We’re running the hose in the pool at near full blast. We need to get those leaks fixed now. The estimate was for $9,000, and it is the only estimate we have.

CH: Can we talk about our Covid-19 plan for the pool? Can we get furniture out on the deck? Is there a plan?

RN: The answer is no. We put six chairs out because that is the amount we thought would be safe, and be able to honestly say that we are cleaning and sanitizing everything at the pool twice a day. This association doesn’t want the responsibility of putting out all the furniture and someone gets sick and holds us liable.

CH: What are other villages doing?

CS: Sherry at Water’s Edge (a resident) personally cleans their pool area twice a day by herself. If someone wants to volunteer for that at Harbour Pointe we can discuss that.

KM: Do you understand that people bringing to the pool their own chairs is more of a risk?

CS: The Monroe county pool inspector recommended to us to have no furniture at the pool. After the pool being open a week we decided to put some chairs out.

DF: We’re just doing the best we can do in a crazy world. Bring your chair, have a swim, and go back home.

PW: We are doing things based on guidelines that are given to us by the Monroe County Board of Health. There are no county pools open. There are no city pools open. That should tell you something. I think we should err on the side of caution.

RN: Any other old business?

MD: John Slaughter sent me a text of what he thinks the tennis court signage should be. I wanted everyone’s input. It seems rather simple.

PW: I think it is fine Michael. I would suggest adding that tennis takes priority over basketball. If tennis players enter the court, basketball players must leave.

RN: Tennis takes priority over basketball, pickle ball, etc.

RN: Everyone is aware of Tom Densford (attorney) sending a letter to Susan Slaven about her insistence to change our budget allocation. We will not do this and were told by our attorney not to do this under any circumstances. There has been no response from Susan. We publish our annual budgets to our residents and will not make changes to them.

RN: The front deck at units 84 and 86 need to be put on high priority.

PW: The entire front deck is in very bad shape and needs to be replaced. It’s not a difficult job, no stairways and railings to deal with. The quicker the better on that. Have Mark take a good look at it.

DT: Our deck had some repairs but the part painted was not cleaned first so now all the paint is coming off of the deck. The boards they put in are splitting and some of them have popped.

DA: My husband says the screws they are using aren’t long enough. (#78)

DT: We have a downspout in front of our unit that has been moved around causing leaks at the top of the gutter.

CH: I sent in two work orders on the Pegasus site regarding rotting railroad ties. I haven’t received any response on either of them. Are you getting my emails?

KM: Is there anything in your system Sharon that gets back with the homeowners acknowledging that you have received the request? It’s important to get a response. We feel we’re not being heard.

DT: We have birds getting in holes on our chimney chase that are making a lot of noise. I know it could be a while before they get to that project, but it is getting pretty bad. Can that be done any quicker?

NEW BUSINESS:

CH: Can we move the dumpster away from the mailboxes? It smells.

PW: We can’t put it by the large container. The smaller one is on wheels and can’t be put on an incline.

PW: Concrete work for the new trash enclosure will happen next week. The new enclosure will have three containers on wheels behind three sets of double doors that swing out. We will no longer have a non-wheeled huge container.

\*\*\*SINCE THIS MEETING THERE ARE TWO NON-WHEELED DUMPSTERS ON THE INCLINE NEAR THE 4-WAY STOP.

RN: The two biggest problems we deal with consistently are the pool and the trash area. When those problems are fixed these meetings could be much shorter. Hopefully the new enclosures will take care of our trash problem.

PW: Michael, please contact Ava’s and see if we can have our 2nd dumpster in a different location.

DA: Mark’s guys attempted to do some concrete work on their own in front of our place and made a mess of it.

PW: I have no knowledge of that but I will look in to it.

CS: We have a number of trees against the buildings that need to be removed. I met with Chad Taylor about doing the work. We need to get the branches off the buildings. Some of them are really bad.

RN: If it needs to be done, let’s get it done. Don’t exceed three days of work. Not to exceed $5,000.

CS: Building A we’re working on. Scaffolding is up. Waiting on Kevin Potter’s report on the garage floor that is settling. We have major water run-off coming underneath along the hillside between B and C. Mark will re-build one of the four walls to keep the water out of the crawl space. I told him to work on that while it is dry.

CH: Carol from #18 has a dead tree on the lake side.

PW & PP: If it is D&R property, we can’t touch it.

CS: Bring any other trees to my attention and I will look at them with Chad to see what we can do.

CH: Are we going to get messages back from Pegasus?

RN: Currently there is no system in place to do so, but we definitely need to do better with that.

DA: The hillside by our unit (#78) they can’t mow so they use a weed eater but do a poor job.

RN: Sharon will talk to the contractor about that and trimming the bushes on that hillside as well.

CS: Our landscaper Mickey has struggled this year with his workers on unemployment during the height of the virus. I have talked with him about his responsibilities. I will let him know about your issues.

PP: We need to fix the pool leaks. It will require two days where the pool is closed. $9,000.

\*\*\* MOTION MADE AND APPROVED TO FIX THE THREE LEAKS AT THE POOL FOR $9,000.

PP: Sharon, please schedule this for after the July 4th weekend.

RN: Let’s talk about the annual meeting. I would like to have the meeting after the completion of the new trash enclosure. I propose to have the meeting sometime in August. We will notify our homeowners once the date is set. Let’s pencil it in for Saturday, August 29th. Start time 9:30am.

MD: We typically mail out a notice with information about the annual meeting.

RN: We should know by July 29th about our proposed annual meeting date. I have asked Paul to stay on the board through the annual meeting and to finish some projects he is currently working on.

NEXT MEETING: TUESDAY, JULY 21st. \*\*\*Location to be determined.