Harbour Pointe HOA Board Meeting: August 13, 2019

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

Pegasus Properties: Sharon and Michael

Maintenance: Mark Livingston

RN: Let’s talk financials.

MD: July 31st; total bank balance of $355,000. July income was $84,000. Expenses $57,000. For the year we are $20,000 in the red.

MD: Delinquencies are in pretty good shape. Amount owed us to date is $5100. Unit #23 owes $1700.

RN: Please give them a call.

MD: I’m a little concerned about #46, Adrian Smith. His dues have crept up to $730.

RN: We should send them a letter now.

MD: I need to know what items are considered part of the refurb budget? Are we putting the decks on the refurb project? How do we want this broken down?

RN: Keep decks as part of the refurb project but list them separately. List it as a separate line item.

MD: FYI; deck expenses for July were $6500, $9800 for June.

RN: The chase work on Norman Merlett’s condo, #2, will not be treated as refurb work. Start a new sheet specifically for decks.

OLD BUSINESS:

RN: Under old business; I had a conversation with Sharon about trash pickup. The company we hired (Rumpke) is supposed to pick up on Monday, Wednesday, and Friday. For the last month and a half or longer they haven’t been picking up on Mondays. Sometimes they struggle to get there on Tuesdays. I suggested we dump them but Sharon says we have a contract with them. She unsuccessfully tried calling them. We sent them a letter saying we are giving them 30 days to get their act together or we are terminating our contract.

SD: I have contacted Ava’s trash removal service and asked for a proposal. We could switch to them as necessary.

PW: I know they are doing other areas of the Pointe and people seem to be happy with them.

RN: The trash area is an eye sore anyway, but our current situation is making it much worse.

MD: If Rumpke gets their act together, we are in our last year of a three year contract, so we could still move forward with looking for a replacement.

MAINTENANCE:

ML: #92 deck work is done. Replaced two fascia boards on building M. Deck boards at pool will be stained by Friday. Stationary windows on #10 need to be replaced. #59; we put in a drain (building P)

PP: the sliding doors for #10 did not come with screens.

ML: Screens are ordered for them.

PW: Do you know what direction you are going next with decks?

\*\*\*It was decided that decks on #44 and #50 would be up next. Randy’s deck by his bay window #25 will follow.

SD: Owner of #74 wants her decks looked at.

RN: The order in which deck work is done will be determined by two board members, not homeowners.

CS: Had Brad Fusion’s deck been worked on yet (56)? Some of those boards have been taken off already. It needs to be fixed soon. It’s an easy fix. Make it safe and come back to it later.

PW: I don’t want to give deck work priority to condos just because they are up for sale.

CS: I will look at Mrs. Simpson’s deck #74 after our meeting.

RN: I have one other item of old business to address. Regina, who cleans the pool, I’m concerned with how much we pay her. She cleans the pool Friday, Monday, and Wednesday and charges us $70 per visit.

SD: She does a good job and we cut back on her frequency when the season winds down.

PW: We need to reach out to other villages with pools and see what they are paying for the same service and how often a week they do so. We need a comparison.

PW: On old business, Chip, did Indiana Pool and Spa inspect our pool and give us recommendations for repair or replacement?

CS: Yes, I visited them today and went over everything. We have two options; we can patch it and limp it to next year. We’re going to spend $18,000 to $20,000 which would cover painting the floor, some electrical work, patching the floor of the pool. This would give us up to two years possibly. Or we can do a complete renovation for $164,000. There would be new stamped concrete, plumbing, taking the current deck out and replacing with Trex. (deck work sub-contracted)

PP: I talked to Grimes hoping they will get back with me after the season is over. I will call them again.

PW: Have we ordered the padding to go around the basketball goal?

MD: Yes.

PW: Do we want to mail out a survey regarding a possible new assessment? We talked about how do we get another $50,000-$75,000? We need to get a feel from our residents on what’s most important to them. Give them options that we would consider only.

RN: At the annual meeting several people said we definitely need to raise dues.

PW: We give them options on things we could do. Not a Q & A letter. Narrow the focus down to key issues. Where are we with the ADA ramp issue?

MD: Still waiting on information and answers.

PW: Slow down for children signs?

MD: Here are some samples of what we can get. Decide on what one we want to use.

NEW BUSINESS:

PW: From July PSA meeting; revenue for the restaurant and bar and golf course is not where they need to be. The LLC has maxed out a $500,000 line of credit at the end of June. Things have improved with service and food at the restaurant. They hired a new event coordinator. I have been told by Bob Hall, an LLC board member that they are losing up to $70,000 per month. Obtaining financial information from them seems difficult right now.

RN: This place is having a very difficult time drawing in people from in town. They currently have to rely solely on the residents of Eagle Pointe for revenue. That isn’t going to cut it in the long run. Residents here are not going to spend the money that is needed to keep the business afloat.

PP: The place is looking shabby. The Dog Shack has shingles falling off of it.

PW: The clubhouse does not look pleasing to the public, need to pick up the clutter.

CS: The bar closes too early. I have a friend who owns a bar in Judah who is making a fortune because he stays open late. When EP closes, they go down to his place. (Iron Horse)

CS: What is the likelihood that we will do something with the pool in 2020. If we are doing something we need to get it on the calendar very soon. We need the quotes and make a decision by next meeting. We need to tell IN Pool and Spa ASAP. They would want to start work before it gets cold. Let’s talk to Grimes ASAP.

PP: No one in Indianapolis is interested. Let’s get with Grimes and IN Pool and Spa so we can get a decision made.

PW: Treat the pool as building Q.

RN: Normally we could do it that way but the decks project is taking priority right now and is a huge undertaking. Can we possibly wait until next year for the pool?

CS: We need different estimates. We are spending a lot of money right now. We need another guy in play to do work so we can have some price comparisons.

SD: Norvan (?) does all the maintenance for Eagle Bay. That’s how I ran across him. I have been using him on small jobs at different places. He’s good and a nice guy. He watches his guys do the work to make sure it gets done correctly. Mark should do that also.

CS: We always need to be looking for additional help.

PW: Work on the arroyos?

CS: Mickey is sick. He needs to tighten things up, could possibly get more business that way.

NEXT MEETING:

WEDNESDAY, SEPTEMBER 11TH AT 5:30pm.