Minutes of the January 22, 2015 Harbour Pointe HOA Board of Director's meeting.

Present:

Randy Nahvi   RN

Derek Foreman   DF

Paul Williams   PW

Chip Slagle   CS

Steve Jones   SJ

Michael Dalton   MD

Absent:  Sharon Dalton

Guest:  Rusty Crowe   RC

RN:  Call to Order, 5:31 PM.

RN to RC:  You're up, Rusty.

RC:  About the Building J garage building, dirt is pushing in on the wall.  This repair will take a lot of labor so I will need 2 additional guys.  There's already mud seeping into the end garage stall.  This repair should not take more than three weeks, weather permitting, of course.

RN to RC:  How much will you charge?

RC:  $30 per hour for me and $25 per hour for the 2 other guys.

RN:  Who is going to pay for the digger [rental]?

RC:  I bid this [job] with the HOA paying to rent the tractor.  I would like to be paid 1/2 up-front and 1/2 upon completion.

CS:  We're glad you want to do the work, Rusty, for the HOA.  I'd ask that your bids for subsequent projects be neat and more clear.

PW:  Rusty's total bid, then, is for $5600.

RC:  I have workman's comp insurance plus liability coverage.

RN:  Thank you, Rusty, for coming tonight.

MINUTES

The minutes of the November, 2014 meeting approved by all.   [Secretary's note: there was no meeting in December.]

FINANCIAL REPORT

MD:  For the year-end, 2014:  we had $185,000 in reserves, $100,000 in the operating checking account.  Total income for the year was $386,000 and total expenses were $382,000.

RN:  Can we move $5000 into reserves?

MD:  In 2014 we spent $179,000 for building rehab work.  Delinquencies are down to $5500 but we are plus $8500 for unit #32, Danielle Thompson.

MD: We are currently paying on the Building M rehab.  Some or all of the [needed] windows are in.  On this building, to date, we've spent $82,000.

PW:  Has Mark [Livingston] done any work on decks?

MD:  I don't know.  Mark's been out with the flu.  To be honest, I doubt he's done anything.

PW:  Once again, we just don't have any oversight in place.

RN:  Were the gutters all cleaned out?

PW:  I think so -- but maybe they were cleaned a little too early.

RN:  So far, folks, we've spent $1.2 million and are 12 and 1/2 buildings into the project.   [Secretary's note: there are 16 multi-unit buildings.]

RN:  Any more questions about the financial report?

All agree to accept the financial report.

OLD BUSINESS

MD:  We need to address the letter from Mrs. Taylor [unit 13 in Building D].  The estimate from Indiana Foundation to make foundation repairs is $5450.  Indiana Foundation works off of [Engineer] Kevin Potter's report.  Kevin charges about $200 per building to inspect.  In about a year and a half we should be done rehabbing all 16 buildings.

All agree to the D-13 project.

RN:  But what about her [Mrs. Taylor] fogged windows?

MD:  I believe it [the window] is an original window and not a recent replacement.

DF:  It is only a broken seal.

RN:  Usually the homeowner pays to replace fogged windows.

RN:  Let's have Mark go look at the window.

CS:  I paid Indiana Glass to replace one I had with a broken seal.

MD:  I'll get Mark over there to have a look.

NEW BUSINESS

CS:  Let's talk about Rusty.  This job [Building J garage] needs to be done.  I just hope he's up to doing it.

PW:  His weakness is the business side of things.  I think he can do the work alright.

SJ:  It's pretty clear he doesn't want to screw it up and look bad in our eyes.  It's good to have him do an outside project first.

CS: I say we let him do it.

PW:  I can sort of keep an eye on him and the project.

CS to PW:  E-mail me when he's underway and I'll come down [to Harbour Pointe].

MD:  Could we do Building D work and Building J (garage) work separately?  Owners don't like equipment stored outside for periods of time.

PW:  Let's just get it done.

RN:  So, do we all agree to pay Rusty $2800 up-front to start the Building J garage wall?

All approved.

NEW BUSINESS

PW:  The new retaining wall along the Low Road may need some back-filling.

CS:  And some grass seed.

MD:  I will talk to Matt Steube about this.

SJ:  There seems to be quite a bit of mud seeping out of the new wall onto the concrete drive.

PW:  The new wall is really nice.  Should all other new walls have cap stones installed on top?

RN to MD:  Let's get an estimate on that but possibly we'll sit on it for a while.  Our budget, again, is really tight.

SJ: I plan to contact commercial designer Dennis Kemp to meet with us about a new dumpster surround design.

PW to SJ:  Just e-mail us a date if he's coming over soon.

RN:  Mail went to Adrian Smith is being returned.  I will talk to [Attorney] Tom Densford.

MD:  The father must be getting mail as his dues are being paid.

PW:  Guys, here's a brief PSA report:  I do have the 2015 PSA budget.  Eagle Pointe discount cards can now be re-loaded with $300 in (20%) discounts for 2015.  Just go to the front desk in the clubhouse.  There's not much else interesting going on with PSA right now.  All owners should have received a mailing by now.

NEXT MEETING

SJ:  The second Tuesday in February is the 10th.

All agree.

SJ:  Move to adjourn.  All agree.  Time of Death:  6:29 PM.

Respectfully submitted by Steve Jones, Board Secretary.