MINUTES OF THE JAN. 21, 2014 HARBOUR POINTE BOARD MEETING

Present:

Randy Nahvi   RN

Paul Williams   PW

Pat Pickett   PP

Derek Foreman   DF

Steve Jones   SJ

Sharon Dalton   SD

Michael Dalton   MD

Mark Livingston  ML

There were no guest present.

Call to order by RN @ 5:34 PM.

RN to ML:  Will you give us a maintenance update, please, Mark?

ML:  It seems that snow removal is nearly a daily job these days.

SD:  Richard Vine was unhappy he did not get plowed so he could get out.

ML:  I re-did [plowed] his area. It is much better now.

RN:  Face it, folks, somebody's always going to be unhappy.

ML:  PP and I went over to look for the drywall crack at #27.  There's one small crack above the pantry door, but we saw no other.

SD:  What about a buckle in the floor?

PP:  We saw a [flooring] gap near a bedroom entryway, but no actual buckle.

RN:  We've had problems with that building. [B]

ML:  I can work on the doors if we think the building won't settle anymore.  Could the foundation company laser the foundation and assure me it isn't moving?  Of course, all buildings move a little during freeze & thaw.

SD:  Owner [27] said the crack is in the living room.

ML:  This winter has just been so cold.

MD:  Think this could wait until spring?

SD:  What about a rotted windowsill?

ML:  It wasn't rotten three years ago, but it is now.

SD:  The owners had the sill replaced @ $190 and would like to be reimbursed.

RN to SD:  When you get an invoice, just pay it.

ML:  I need a light fixture for the outside of #56 garage.

ML:  I'll also put a new stringer on the steps outside #5.  The middle one (stringer) is just gone.

PW to ML:  Any more work completed on Building I?

ML:  It's been too cold.  There are two windows to be replaced + re-side one fireplace chimney chase.  We've hung some interior [window] blinds.

ML:  My guys have enough interior work to keep them busy.

SD to ML:  the dumpster now sitting by Dr. Irwin's unit is going to be removed.

PW to ML:  Mark, would you clean out around the [main] dumpsters?  There's a lot of trash that spills out.

ML:  Yes, I will.  On a day the dumpsters are pretty empty.

MINUTES

The minutes of the Dec. 2013 meeting were approved by all.

FINANCIALS

MD:  As of 12-31-13 the reserve account is +/- $160,000.  Operating account is +/- $82,000.  We finished 2013 $23,000 in the black.

RN to MD:  Michael, please move $25,000 into the reserve account.

MD:  Will do.  We have $54,000 income so far in January.

MD:  Delinquencies were at $7000 on 12/31, however we're now down to $2300 with payments I've received in January.

RN:  Do we have a paper trail showing Adrian Smith's father has paid the fines for trash clean up?

MD:  He pays ahead so yes, and his balance is zero-ed out.  The fines are clearly marked on his billing statement.

PP:  Is there a court date yet?

RN:  Not yet, but we will discuss this further.

RN to MD:  I want two accounts for [owner] Mr. Smith.  One for his monthly fees and one for fines incurred by his son.

RN:   [Attorney] Tom Densford will send [owner] Smith a letter prior to trial.  I have signed the letter and returned it to Densford.  Now a trial date will be set.

OLD BUSINESS

PW:  My wife, Gale, is very upset.  Adrian Smith's dog growls at her.  I really don't think Smith will ever change his slob behavior.  This goes on every day.  Two dogs claw at the condo door wanting to get outside.  They bark and we cannot sleep.  Smith doesn't get home sometimes until 3:00 AM.  We are ready to move out of Harbour Pointe.

RN:  I will call the father, myself.

DF:  We should all be calling the police every day.

RN:  On another matter, I got a call from Mike Sears about a unit in Building J.  Apparently there are upheavals in some of the floors?

PW:  That's my building and yeas, at a threshold in our condo the floor is heaving.

PW:  There's a workorder for a leaking skylight in unit #44.

SD:  It's not a leak -- it's condensation.

PW:  I think there are long-term tenants in that condo while they build a new house.

PP to SD:  PW and I need to know when work orders are completed.

SD:  I can do that.

NEW BUSINESS

SD:  I have the new pool contract from Aqua Pro.

SD to SJ:  Will you please call and make a decision as to signing for one year or for two?

SJ:  I will talk to our Aqua Pro guy [Jeremy Banks].

PW:  I'm still upset that Building I did not get finished.

RN: I agree it's a fiasco, for sure.  We have no idea how he [Mark L.] and his crew guys spend their time.

DF:  It's up to management to keep Mark accountable for hours worked.

RN:  Rusty seems to run the crew, especially in the winter.

DF:  But Mark is the manager of his company.

RN to MD:  Please ask Rusty to stop every day and tell you what work orders are competed.

NEW BUSINESS

None.

NEXT MEETING

SJ:  February 11th is the second Tuesday.

All:  That sounds good.

SJ:  Move to adjourn.  No objections.  Time of Death:  6:39 PM.

Respectfully submitted by S. Jones, Secretary.