Minutes of the Feb. 3, 2016 Harbour Pointe HOA Board of Directors

Present:

Randy Nahvi   RN

Paul Williams   PW

Steve Jones   SJ

Chip Slagle   CS

Absent:  Derek Foreman   DF

Sharon Dalton   SD

Michael Dalton   MD

There were no guests.

Call to order by RN, 5:31 PM

MINUTES

The minutes of the January meeting approved by all.

FINANCIAL REPORT

MD: Income for January:  $73,000.  Expenses:  $5300.  Reserve account balance: $115,000.  Operating account balance:  $101,000.

MD:  To date we are in the black, $68,000.

The financial report was approved by all.

OLD BUSINESS

RN:  There are now two dumpsters at the mailboxes and one at the estate homes.

MD:  I hope that the [added] Saturday pickups eliminate the need for another dumpster.

RN to SJ:   Show us the pictures of that dumpster surround you saw in Greencastle.  All agree this is a good design.

RN to SJ:  Please send those photos to MD so we can get a bid from Mark.

NEW BUSINESS

SD:  The old message board at the mailboxes has finally fallen apart.  I have a quote for a sturdier new one:  $799.00.  This is a much more professional looking board, too.  The new one will measure 26" X 42" and have a single door.

RN:  Is everyone OK with that?

All approved.

SD:  We've had a dog incident -- it's the lady in the unit above Chip's -- the dog was loose and was growling.  Actually, she has two dogs.  I told her she must have the dogs on a leash.

PW:  She's not very cooperative.

CS:  I asked SD to talk to her as a first step.  This is going to be a problem.  Myra Wilson is honestly afraid of the dogs.

RN to SD:  Have [board attorney Tom] Densford send her a letter stating we will enforce the leash rule.

RN:  We've already been through one mess with Terrance Smith.  I say we should fine her.

SD:  The woman is Laura Logan in unit #29.  I will have Tom Densford send her a letter.

CS:   There's dog poop everywhere!

MD:  The HP rules handbook says nothing about [owners] picking up their dog's droppings.

CS:    Let's change that right away.

SD:  I will write up something for board approval.

CS:  I met with [landscape contractor] Mickey Smith last week about doing more aggressive [bush] pruning around HP.  A lot of the fire bushes really need to be cut back.  He agreed and estimated +/- $2000.00 -- which, I believe, is a pretty good price.

MD:  It really does need to be done.

CS:  I will go with him [Mickey Smith] to be sure he gets all the bushes.

CS:  Also, between buildings C and D there's a damaged tree that really should come down.

SD:   I know which one you're talking about.  It's a bad one.

RN:  Let's just do it.

CS:  I met with [tree professional] Mr. Fowler to look at some other trees.  There's a big one by my building and the common stairway.  It is partially split and needs to be cabled.   Some branches are touching the buildings.  Fowler said $1200 to $1400 to do both.  He estimated $8000 to $10,000 to do all the trees in HP -- which really should be done.

CS:  We really do need to do more than just trim bushes.  Mr. Fowler is kind of expensive.   I do know another guy.

SD to CS:  I can give you a name, too.

CS:  I really do like Mr. Fowler -- plus, he's a certified arborist.

SD:  I would guess Outdoor Improvements will be about the same price.

CS:  I just know this needs to be done.

RN:  Let's have Fowler do the common areas.

CS to SD:  Will you get some bids for the other areas, please?

PW:  The annual PSA meeting will be in April.  I imagine it may get pretty lively -- and I want to go into that meeting with a firm stance on where we (Harbour Pointe) stand.  I really don't think [owner] Robert Thompson has any desire to see Eagle Pointe survive.

MD:  You know, 10-12 years ago, they were spending close to $10,000 advertising Eagle Pointe -- but no longer.

MD:  Thompson's company sold off all the condos it owned -- most were in Pointe Retreats, Water's Edge, and Eagle Bay.

SD:  There were 23 or 24 [Thompson owned] condos originally.

RN:  Unfortunately, this is Thompson's business model.

CS:  Their course near my house is really a mess.

RN:   Eagle Pointe course has never been a premier golf course but it has always been pretty nice.

RN to PW:  This board agrees that PSA should not give RN Thompson any more money.

SD:  It's getting to be a political thing, I'm afraid.

NEXT MEETING

SJ:  Is Wednesday, March 9th good for everyone?

All agreed.

SJ:   Move to adjourn.   No dissent.   Time of death:  6:22 PM.

Respectfully submitted by S. Jones, board secretary.