Minutes of the February 10, 2015 Harbour Pointe HOA Bd. of Directors meeting.

Present:

Randy Nahvi   RN

Chip Slagle   CS

Paul Williams   PW

Steve Jones   SJ

Derek Foreman   DF

Sharon Dalton   SD

Mark Livingston   ML

Rusty Crowe   RC

Absent:  Michael Dalton   MD

Call to Order by RN @ 5:33 PM

RN to ML:  Get us started, please, Mark.

ML:  We're doing the new windows in Building M.  Replacing with Pella windows.  We're working now on #72 and #76.

PW:  I know Dean Newell [76] is a little concerned about some mold in the wall at his unit.

ML:  I will see about that.

ML:  There's not been so much snow to plow so far this winter.  I've put down sand when we've had freezing rain.

CS to ML:  Are these new Pella [windows] vinyl wrapped?

ML:  Yes -- unless the interior woodwork is stained.

RN:  Thank you, Mark -- we will let you know which building [rehab] will be next.

MINUTES

The January meeting minutes were approved by all.

FINANCIAL REPORT

RN:  Our total balance as of January 31st [2015] is $285,000.  $185,000 in reserves and $100,000 in checking.  Expenses were pretty low during January.

RN:  Delinquencies are at $7700 -- plus $8492 owed by Danielle Thompson [unit #32].

SD:  I called Danielle Thompson to tell her that [Attorney] Tom Densford is about to foreclose on her condo for back condo association fees.

RN:  We've spent over $1 million now on the renovation project.  Building M costs will be in-line with all the others.

PW:  CS and I will look at the last three buildings [N, O, P] and make a determination as to which one is next.

PW:  Do we know when Mark will be hiring back his crew?

SD:  He's kept some guys on over the winter.

The financial report was accepted by all.

OLD BUSINESS

SD:  I talked to Matt Steube [Outdoor Improvements] and he will back-fill more around the [new] low road retaining wall.

PW:  Rusty [Crowe] is finished at the Building J garage other than a few punch-list things.  I kept an eye on Rusty and he did a real good job, I think.  At least, I am happy.  Fortunately, the weather cooperated.

RC:  I fixed damaged siding [on Building J garage] today + I removed a cedar tree that was in the way.

PW:  Mike Sears has got Billie Moore worried about radon.  Now she wants [her condo] tested.

CS:  There's probably radon in every building, especially with dirt floors in the crawl spaces.

RN:  We have to be cautious so we don't set a precedent.

PW:  Let's remember, too, that Mike Sears does not like Harbour Pointe very much.

RN:  Good point.  That is true.

RN:  Is there anything else for Rusty?

RC:  Thanks for the work and please send me some more.

CS to RC:  You did a good job, Rusty.  We are all pleased.

NEW BUSINESS

SD:  A Mr. Shive is buying [estate home] 9412 on Harbour Pointe Drive.  He wants to replace the present [exterior] siding with hardiplank [fiber cement] siding.  This, of course, will be at his expense.

Approved by all.

SD:  Dr. Irwin has mounted a satellite [TV] dish on his roof -- that is a violation -- what shall I do about it?

RN:  Send him a letter.

SD:  There is another [satellite] dish on either Building B or C -- it has been there a long time.

CS:  We need to have a look to see how visible it is.  Everyone may eventually want to switch [TV} providers.

DF:  What about one central dish for the entire village?

PW:  It is tough -- or more likely impossible -- to get everyone to agree on a single TV service.

SD:  [Architect] Dennis Kemp is to get us three possible designs for a new dumpster surround.  He will charge around $500 for this design work.

RN:  This is really good news.

RN to SD:  Will you please stay on top of this?

PW:  I am concerned about Building A -- some windows appear to need replacement -- so we must be prepared to go back and replace a few.

PW:  Also, has Building J been assessed for foundation issues?

SD:    Yes.  And repairs were made two years ago.

PW:  My wife and I are concerned about [new] cracks that are developing [in our condo].

SD:  I will double check on the [Building J] repair date and let you know.

RN:  We want to get on top of foundation problems right away.

RN:  I would really like to complete [rehab] two more buildings this year.

CS to PW:  Call me and I will come down to walk around with you -- do a state of the union, so to speak.

NEXT MEETING

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

All agree.

SJ:  Move to adjourn.

All agree.  Time of Death:  6:26 PM

Respectfully submitted by Stephen Jones, Secretary.