Minutes of the March 9, 2016 Harbour Pointe Board of Directors meeting.

Present:

Paul Williams   PW

Randy Nahvi   RN

Chip Slagle   CS

Steve Jones  SJ

Sharon Dalton   SD

Michael Dalton  MD

Absent:  Derek Foreman   DF

Guest:  Peg McCreary

Call to order by RN at 5:33 PM

RN:  Peg, you go first.

Peg McCreary:  I am here to ask about the dumpsters -- the new ones have two large lids and these are difficult for me to use.  Could the one by the estate homes have just one lid rather than two?

SD:  We have ordered a lower one.

RN:  I promise I will stay on this.

Peg McCreary:  I have a bad shoulder and this new dumpster is just really hard to use.

MINUTES

Minutes of the February meeting were approved by all.

FINANCIALS

MD:  As of Feb. 29, our reserve account stood at $115,000.  The operating account at $74,000.

February income was $6300.  Expenses were $29,000.  Our YTD income has been $44,000.

MD:  Snow removal was a lot less this past winter but we do owe $8000 yet to pay.

RN:  It was an easy winter.  I only had to yell at Mark twice.

MD:  Please remember our insurance payment is always a lot each February.

RN:  Is there any update on the Terrance Smith (#46) delinquency?  [Attorney Tom] Densford thinks we should foreclose on this condo.

SJ:  Do we know who is the estate executor?

MD:  We send bills to an address in Florida but we've heard nothing.

RN:  There is no recorded mortgage.

CS:  Have we filed a claim against the estate?  There's a time limit, you know.

RN:  I will talk to Densford about this.

SD:  We have an architectural change request from Mr. Colver in unit #94.  He wants to stain his decks.

RN:  That's an HOA responsibility.

SD:  It [stain] is the standard, uniform color.

RN:  I don't like this so the HOA should do it.

PW:  But if they want it done now, the owner should pay.

CS:  IS our stain color at Bloomington Paint and Wallpaper?

SD:  Yes, I can tell you what it is.

The financial report was approved by all.

NEW BUSINESS

SD:  Let's talk about dogs.'

RN:  We've done what we can.  Densford's letter is pretty terse and fines escalate per infraction.

CS:  Myra [Wilson] has talked to me again about this.  And if it [the roaming dog] continues, I will speak to the owner, myself.

RN to SD:  Please keep a record of times we talk to this woman?

SD:  Yes, I do have a "dog log" going.   Officer Dean of the [Monroe County] Sheriff's Department of Animal Control has also talked to her, I am sure.

RN:  This won't stop until the fines start to hurt.

PW:  I'll watch [for the loose dog] and let you [RN] know.

PW:  Peg McCreary is the first to question our new dumpsters.

MD:  I've  told her we'd work on it.

RN:  Densford pointed out [to me] our shareholder population is definitely aging.

CS:  I got bids from the tree man, Mr. Fowler.  His plan is to start this week on Friday, the 11th.

CS:  The railroad ties at the four-way stop are old and starting to look really bad.  [Landscaper] Mickey Smith can work on this.  I told him to go ahead -- I hope this was OK.

RN:  Anything up to $500 is fine.

SJ:  There's a nearly dead blue spruce beside Casad's condo.

CS:  I saw that.  It has to come out.

PW to SD:  Will you please tell the Casads?

SJ:  Also, there's an eyesore stump beside unit #84.

CS:  It will come out, too.

SD:  Building E has at least a dozen woodpecker holes -- Rusty said he'll replace with HardiPlank -- his bid is for $2100.

RN:  He is kind of expensive but I like giving him some smaller jobs.

SD:  Building E would be a good one.

RN:  Let's do it.

SJ:  I have learned there's a state law that says gas fireplaces must have a damper clip.  I don't know how many gas log fireplaces are in Harbour Pointe.

SD:  I'll have the chimney cleaning guy get us a list.

RN:  Let's make that a homeowner's responsibility and charge them to install the clips.

CS:  I think the chimney man should install the clips.

PW:  Moles are an increasing problem in the green spaces.

CS:  Best way to kill them is poison worms.  Mickey Smith could do this or I can.

PW:  Just look at the right hand side of my driveway!

NEXT MEETING

SJ:  The second Tuesday in April is the 12th.   All agree.

SJ:  Move to adjourn.   All agree.   Time of Death:  6:26 PM.

Respectfully submitted by S. Jones, Board Secretary.