Minutes of the March 10, 2015 meeting of the Harbour Pointe HOA Board of Directors.

Present:

Randy Nahvi   RN

Paul Williams   PW

Derek Foreman   DF

Steve Jones   SJ

Absent:  Chip Slagle   CS

Sharon Dalton   SD

Michael Dalton   MD

There were no guests.

Call to Order by RN @ 5:33 PM

MINUTES

The minutes of the February meeting were approved.

FINANCIAL REPORT

MD:  As of Feb. 28, 2015 the reserve account balance is $185,000.  Checking account balance, $70,000.

RN to MD:  Will you please move $5000 from checking into the reserve account?

MD to SJ:  Will you handle this at the Greencastle Old National Bank branch?

SJ:  Yes, of course.

MD:  February income was $8600.  Expenses for Feb. were $16,600.   We are, YTD, in the black by about $11,000.

MD:  Please keep in mind our insurance payment of +/- $22,000 is due in March.

MD:  So far, in 2015, we've spent about $36,000 on foundation repairs.

MD:  Delinquencies -- the new owner of HP #2 was unfamiliar with our billing/collecting procedure but he is now on-track.

          Terrance Smith (#46) has stopped paying anything at all.  He did not pay in January or in February.

SD:  I have an update on the situation with Danielle Thompson and Treavor Shea (#32).  An attorney named Vincent Taylor told me that we (the HP Board) had bought that condo. [#32]

SD:  I am completely floored at this news.

MD:  This happened when Treavor Shea could not come up with the money.

SD:  Treavor Shea has talked to this attorney [Mr. Taylor] and is working to get a Sheriff's Deed to restore his ownership [of the condo].

RN:  From what I know, $9750 is supposed to be paid directly to Mr. Taylor at his office.

SD:  There are two mortgages on that condo so we sure don't want to own it.

RN:  I will take care of that when the money comes through and I sign the release papers.

MD:  Once this happens, we will not let this debt ride any further.

The Financial Report was approved by all.

OLD BUSINESS

None.

NEW BUSINESS

RN:  The gentleman [Mr. Simpson] who owns HP #74 is asking that a fire escape be built.  This unit is in Building M.

SD:  Is this (fire escape) to serve all six units in Building M?

RN:  Building L, next door, has one -- so yes, a fire escape to serve all six units in [Building] M.

SD:  Would Mr. Simpson be willing to wait until the rehab of his building is completed?

RN:  I don't know.  He [Mr. Simpson] may get some bids on his own.

PW:  Eventually we'll have to address this for other buildings without fire escapes.

DF:  Is this something that Rusty [Crowe] could do?

PW:  Yes, he probably could.  But it will be an expensive project.

SJ:  We need to count how many buildings [of the 16] do not have fire escapes.

RN:  Can we talk about the dumpster situation again?  I gave an architect friend in Muncie photos of our dumpster area.  He suggests moving the dumpsters to behind the mailboxes.  We'd have to build a U-turn for the trucks to get in & out.

PW:  The land slopes downward there.

RN:  What if we came in off the Low Road?

MD:  I am almost certain there's an electric terminal there.

SD:  Let me call the post master about moving the mailboxes.

RN:  Yes -- that's a good idea -- and move them to across the street from where they are now.

MD:  I like that idea.

SD:  I will go to the post office to inquire.

SD:  I have talked to [architect] Dennis Kemp about designing a new surround.  He is working on three possible ideas.

RN:  I want to see what Mr. Kemp comes up with.u

SJ:  I plan to meet with the Aqua Pro [swimming pool] guy by the next meeting.  There's some paint repair needed to the bottom.  I'll shoot for a May 15th opening again -- but generally it is about a week later.

NEXT MEETING

SJ:  The 14th is the second Tuesday in April.

All agree.

SJ:  Move to adjourn.

All agree.  Time of Death:  6:22 PM.

Respectfully submitted by Steve Jones, Secretary, Harbour Pointe HOA Board of Directors.