Minutes of the April 8, 2014 Harbour Pointe Bd. of Directors meeting

Present:

Randy Nahvi   RN

Pat Pickett   PP

Paul Williams   PW

Derek Foreman   DF

Steve Jones   SJ

Sharon Dalton   SD

Michael Dalton   MD

Mark Livingston   ML

Guests:  Mr & Mrs. Dave Tocco (Debbie), owners HP #82

Call to order by RN @ 5:30 PM

RN recognized guests who elected to stay through the meeting.

RN to ML:  Mark, please give us an update?

ML:  Tomorrow we wiill start to power wash the [pool] decks + do some work on the bathrooms.  I have to seal the concrete above the bathrooms.  Maybe a rubber seal of some sort.

ML:  Windows for Building J will be in next week, hopefully on Wednesday.  We are about done with the J garage building.

RN:  When will Building I be completely finished?   Please get that [Building I] done before you move on to J.

ML:  We replaced some [J} siding today because it was raining and we could not paint more on I.

ML:  WE will sweep up sand on Thursday this week.  I have eight employees now.  I've rented a Bobcat to sweep the sand.

ML:  The tennis net is ready to go up.  It's in rough shape, though.

PP:  I will look at it and see if it can be saved.

SD:  That net is very old.  I'll get a price for a new net.

MD:  I am helping Mark oversee billings for Harbour Pointe.  Things will get busy now and he'll need that help.

ML:  I will replace windows at Dr. Vine's condo (#6) as soon as the weather is good and he's at home.

ML:  Work orders are pretty well caught up now.

RN to ML:  You did a great job plowing snow this winter.  Thank you, Mark.

ML:  I will do my best to complete 2.5 buildings this year.

RN:  Let's get [Building] I completely done right away.

MINUTES

The minutes of the March 2014 meeting were approved by all.

FINANCIAL REPORT

MD:  Effective 3/31/14 the reserve account is at $185,000.  The operating account is at $104,000.  March income was $23,000 and March expenses were $34,000.  Year to date income is $96,000 and year to date expenses are $49,000.

MD:  A huge part of our winter expense was do to snow removal.  Plus, we paid our insurance premium.

RN:  Y-T-D budgeting is always tough to predict.

MD:  We spent $16,700 for snow removal.  In some years past we've spent right around $1000.  So that (all the snow) was a huge deal.

MD:  We've had a number of larger payments come in so delinquencies are down to $4200 owed.

SD:  Danielle Thompson (condo #32) remains behind.  I called [boyfriend] Treavor Shea and he was upset to learn that [Attorney] Tom Densford is now handling it (the delinquencie) but he's not paid a dime.  Balance owed is $6000.

RN:  Folks, this is a really tight budget so please be careful about what we agree to spend.

MD:  We have a price increase on one water meter -- to Building M -- as it has sprinklers.  So there's another {$1500] hit to the budget.  This is a yearly cost, by the way.

OLD BUSINESS

SJ:  The pool should get painted in a couple of weeks.  ML is set to stain the decks and stairs.  I am hoping to open the pool around May 15th.

DF:  What about an insurance update?

RN:  I've not looked into it.  It's on the back burner for a year.

NEW BUSINESS

SD:  Mrs. Simpson in #74 says they do not have fire escape steps at the rear of their building. (M)  She's requesting that steps be built.

PW:  Building J is the same -- no fire escape at all.

RN to SD:  Sharon, please ask Mark to have a look at both [Buildings] M and J?

PW:  There are other buildings [without escapes], too.  I will make a list.

MD:  Sears trash service has been sold to Republic Services.

PW:  They [Republic] have really big trucks that could tear up our roads.

MD:  Price and service to HP is to remain the same.

SJ:  Yes, but watch out for a fuel surcharge.

RN:  Railings around Building C are in bad shape due to snow plow damage.

PW:  To sum up the Adrian Smith litigation, Tom Densford is lumping together Smith's 2 dogs but really only the pit bull is a problem.

RN:  What do you think the judge will do?

PW:  [Tom] Densford said we should win, but I somehow don't think so.

PP:  I agree.  But there's nothing we can do.  We're (now) past the judgement deadline by one week.

SD:  I know one judge is out due to a bad car wreck so schedules are probably behind.

RN  Recognize guest Dave Tocco.

Mr. Tocco:  There's a leak in the roof over the upstairs deck.

PW to SD:  Make a new work order, please.

SD to Mr. Tocco:  is that over a screened porch?

Mr. Tocco:  yes, it is.

PP to SD:  Be sure we get a copy of that work order.

Mr. Tocco:  We hear "critters" in our fireplace flue.  The flue damper does work.

PW:  Squirrels may be getting in through holes in the siding.

SD:  ML will have to scaffold that chimney chase so he may as well go ahead and install the [new] hardi plank siding.

RN to SD:  Please have Mark take a look?

NEXT MEETING

SJ:  The second Tuesday in May will be the 13th.  Agreed by all.

SJ:  How about Saturday, June 21, 9:30 AM for the annual meeting?

RN:  Will everyone please look at your calendars to be sure that will work?

PW:  Just a reminder the annual PSA meeting is Sat. the 19th at 9:30 AM.  I am planning to go.

SJ:  And I'll join you.

SJ:  Move to adjourn.  No objections.   Time of Death:  6:31 PM.