Minutes for the April 14, 2015 Harbour Pointe HOA Board of Directors.

Present:

Randy Nahvi   RN

Paul Williams   PW

Steve Jones   SJ

Chip Slagle   CS

Derek Foreman   DF

Sharon Dalton  SD

Michael Dalton   MD

Mark Livingston   ML

Rusty Crowe   RC

Guests:

Mr. Chris Litle  HP #11

Kenny & Shauna Dalton  HP #18  (new owners)

Call to order by RN at 5:32 PM

RN:  Welcome to our guests.

RN to ML:  Mark, bring us up to speed, please.

ML:  We should be done with [Building] M in about four weeks.  PW and I are going to look at the windows in Buildings N & ) just as soon as we can.

ML:  By the way, the swimming pool bathrooms are pretty bad.

RN to ML:  Give us a quote on relocating a unisex bathroom to the upper level?

PW:  There's a bad header board on Building M.

ML:  I took care of that.

RN:  Thank you, Mark.

RN to RC:  Here's a proposal to start on Building N.  PW and I have talked about it.  We will need a daily time sheet.

RC:  Yes, I will do that.

RC:  I had a work order for work on Building A -- here is my list of the window measurements .  We need to replace a bay window at #30, as well.

RN to RC:  How long, do you think, it will take to do (rehab) Building N?

RC:  Probably 4-6 weeks if the weather cooperates.

SD:  I'll notify Mrs. Pemberton in #86 that she is not in compliance on several things.

MINUTES

The minutes for the March meeting approved by all.

FINANCIAL REPORT

MD:  As of March 31st we had $190,000 in reserves and $41,000 in the operating account.  Income for March was about $35,000.  March expenses, $60,000.  Year-to-date income is $99,000 with YTD expenses, $113,000.

RN:  Let's talk about some of those expenses?

MD:  The insurance was a big one -- we paid that in March.  And building rehab payments + foundation work are included through the end of March.  The foundation work for all buildings, to date, is about $78,000.

SD:  #36 owner will pay 1/3 the cost for a new door.

MD:  Questionable delinquencies are now at zero.  We received an additional $3900 toward general delinquencies.

MD:  ML has handed-in bills for [Building] M through April 7th @ $6600 but these have not been paid yet.

MD:  April expenses -- so far -- are just under $10,000. We've taken-in $39,000 so far this month.

RN:  Folks, let's continue to be careful with the money.

TRASH PAVILION

MD:  Here is a design from Dennis Kemp.

SD:  I've talked to the Post Office and we can re-locate the mailboxes.  A contractor will be needed to do the work correctly.

MD:  This design is just a proposal -- there's no cost estimate yet.

RN:  This could be an expensive project.

CS:  I'll guess $20,000.

RN:  Or $30,000?

PW:  At least, for now, there need to be lids on the dumpsters we have.

SD:  Also, Matt Steube is set to do more backfill at the new wall along the low road.

PW:  Good, it needs more backfill.

NEW BUSINESS

RN:  Let's set the annual meeting date.

SJ:  I will be away three weekends in June so could it be on Saturday the 27th?

All okay with that date.

PW:  The tennis court is cracking badly and I'm afraid somebody's going to get hurt.

SD:  I'll get the Indianapolis company to come out to fill the cracks and re-paint.

RN:  We have a yearly budget for the tennis court.

SJ to SD:  Please get a price to do that?

SD:  In 2011 we spent $6600 to do this job.

SJ to SD:  Please talk to Duke as to a timetable for removing their giant terminal box at the west side of the Harbour Pointe sign?  We need to re-landscape this area soon as it is the main entrance to HP.

SJ:  Swimming pool update:  we're on track to open by May 23 although I hope it'll be sooner.  I am meeting the Aqua Pro guy on Sat. April 18th to discuss a few repairs.

SJ:  I will be attending the PSA Annual Meeting on April 18th as PW cannot go.

NEXT MEETING

SJ:  The second Tuesday in May will be the 12th.

All OK with that.

SJ:  Move to adjourn.

No dissension.  Time of death:  6:42 PM.

Respectfully submitted by S. Jones, HOA Board Secretary.