These are the minutes for the May 13, 2014 meeting of the Harbour Pointe HOA board of directors.

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:  From Waddell and Reed, Indianapolis, financial brokers Mr. Nathan Zimmerman and Mr. Brody Schoen

RN:  Call to order at 5:30 PM.

Floor to Misters Zimmerman and Schoen who announced a financial planning/social security seminar to be presented at 6:00 PM at the Eagle Pointe clubhouse, Talon Room.  Dinner will be served.  If there is sufficient interest, a second, shortened version will be held the next day at noon for a light lunch.

RN:  Thank you to our guests and we hope your program is successful.

RN to ML:  You are on deck, Mark.  Bring us up to speed, please?

ML:  I've stained the swimming pool deck + set out the pool furniture.  I rec'd a bid for sealing the concrete above the restrooms and it is for $1060.

PP to ML:  Just be sure it has a slope to let water run off.

ML:  Yes.  Also I don't believe the additional weight will be a problem.

RN:  If this will work, then let's do it?

ML:  I think it will.

ML:  Also, Dr. Vine's windows are installed.  Oh, and back to the swimming pool, we replaced a bad [circuit] breaker for the pump.  One umbrella table is really damaged and should be pitched.

SJ to ML:  Please throw it away.  I will order a replacement table right away.

RN to ML:  I [Building] I completely finished?

ML:  Yes and we are moving along with [Building] J.  The garage building is caulked and painted.  Now we have to paint the overhead doors + a few gutters need replaced.  We've re-set a couple of sliding doors.

ML:  I am happy with my painter, Brian.  He is good and he works fast.

PW:  That's all good progress on J.

ML:  I have a work order for a Mr & Mrs Miller but the separation they're talking about was caused by wood drying out during the winter heating season.  Also, unit #36 has a big separation on an outside wall probably because the building heaved during the bad winter.  These buildings move up & down and cracks will appear.

RN:  Unless caused by a foundation issue we will not repair drywall cracks.

RN:  On the windows we're replacing, we must match interior paint the best we can if the owner doesn't have leftover paint to supply.

DF to SD:  Give the Millers Mark's phone # and let them contact him directly.

RN:  That building (B) does have foundation issues.

MD:  Let's not make any interior repairs until engineer Kevin Potter looks at it.

RN to ML:  Go to the Miller's condo and report to us what it will cost to do that paint work.

RN:  Is there anything else for Mark?  If not, thank you, Mark.

MINUTES

The minutes of the April meeting were approved by all.

FINANCIALS

MD:  As of 4/30/2014 we had $185K in the reserve account and $144K in checking.  We were (4/30/14) in the black YTD $87K.

RN:  I'm looking at page 2 - -

MD:  We are ahead of budget just a bit.

RN:  Delinquencies are at $7400?

MD:  Those have been halved since the first of May.  A number of owners pay in chunks every now and then.

MD:  By the way, eleven buildings [of 16] are now completed.

OLD BUSINESS

SD:  Engineer Kevin Potter has examined building J.  I have a bid from Acculevel for $19,000.  In the past we've used Indiana Foundation because their bids are almost always lower.

MD:  And Kevin Potter does warrant his work.

RN:  I go back to Building B -- it's always one that concerns me.  The problem was once remedied but I don't think it was ever really fixed.

SD:  I sent a letter to Dr. Parks [SFO owner] about the satellite dish but turns out it belongs to the next door neighbor.

RN:  We can have [Attorney] Tom Densford write that letter.

SD:  The homeowner will have two weeks or we will remove the dish.

NEW BUSINESS

PW:  The new tennis net looks really nice but there are weeds in the cracks in the concrete.

SD:  I will ask Mickey [Smith] to spray.

RN:  Let's discuss Adrian Smith and the possible settlement amount.

DF:  I say we go for $72,500.

PP:  I agree it is a place to start.

RN:  The next hearing is on June 19th -- Monday at 1:00 PM.

PW:  I could probably attend.

PP + SJ:  We cannot be there.

PW: Why does [Tom] Densford ask for more time?

RN:  If he needs more time, I'll agree to it.

SJ:  The Annual Meeting is set for 9:30 AM, Sat. June 21 at the swimming pool.  Our meeting to prepare will be at Randy's condo at 5:30 on June 17.

MD:  Terms expiring are RN and PP.

SJ:  Move to adjourn.  No objections.  Time of Death:  6:45 PM.

Respectfully submitted by S. Jones, Board Secretary.

Addendum:

Minutes of the June 17th 2014 prep meeting for the Annual Meeting.

Present:

RN, PP, PW, DF, SJ, and MD.

RN:  First off, I need approval for hiring a security guard for the long 4th of July weekend.  The officer is Sgt. Dana Cole of the Bloomington PD + poss. one other officer for one of the nights.  We pay $35 per hour for 36 hours of security.

PW:  We sure don't want a repeat of last 4th of July.

All approved,

RN:  Also, I need authorization to repair the building J foundation at $16,000.  Contractor is Indiana Foundations.

PW:  We've had good luck with them in the past, I know.

All approved.

RN:  Now, my term + Pat's are up this year.  We have to re-up or end our board membership.

PP:  I am not going to run for re-election.

RN:  I believe I will.

DF:  Ms. Holderman is unhappy about work being done next door.

RN:  Did we approve this?

MD:  It was an arch. change request to paint the house the same color.  Also -- Mr. Gembolis wants to paint his house the same color but do the work himself.

RN:  IF he meets our specs then I see no problem.

PW:  But if he falls off a ladder can he sue us?

RN to MD:  Let's ask Tom Densford for a general liability release.

DF:  Yes, and get one for all future projects, too.

MD:  M Lot #9376 -- owner is Griggs -- wants to move-in a rather large backyard gazebo.

DF:  So long as it can't be seen from the road I have no problem with that.

RN to MD:  Be sure Griggs knows it cannot have water or electric service lest it increases the home's footprint.

MD:  I got a call from the Bd. of Health about a condition called "shingleosis" which is a water-borne bacteria often in swimming pools.

DF:  Ask Aqua Pro to add extra chlorine before the July 4th weekend.

PW:  We need to ask Mickey Smith to clean up over-growth between Buildings I & J.

RN:  I think he's to do that along in September.

PW:  What's the deal with Mark's (Livingston) finances?  Do we need a second contractor to finish another building?

RN to MD:  Please get me itemization of expenses for the buildings.

SJ:  Move to adjourn.  No objecitons.  5:15 PM.

General discussion followed about the annual meeting set up, refreshments, etc.

Respectfully submitted by S. Jones, Board Secretary.