Minutes of the July 8, 2014 Harbour Pointe HOA Board of Directors' meeting.

Present:

Randy Nahvi   RN

Paul Williams   PW

Chip Slagle   CS

Steve Jones   SJ

Sharon Dalton   SD

Michael Dalton   MD

Mark LIvingston   ML

Guest:  Bill Schofield

Call to Order at 5:35 PM by RN.  Welcome to new board member, Chip Slagle.

RN to ML:  Mark, you are up.

ML:  We're getting a lot of moss growing on decks.  We've been very busy with a lot of work orders.  #94 needs a new [driveway level] entry door.

Building J -- we're still working around rain, but we're now getting the south side [of the building] painted.

RN:  How much longer to complete Building J?

ML:  The north side of J is in bad shape with [woodpecker] holes and rotten windows.  That side gets almost no sun so is always damp.  I will have six men working on J to get it done just as soon as possible.

MD:  Just so you all know, to date we've spent $62,000 on Building J.

MD to PW:  Will you and CS please check out the windows on [Building] J and report back?

ML:  I know there will be some interior rot on the north side of J.

PW to ML:  At the swimming pool, is the [new] concrete work over the bathrooms working as you'd hoped?

ML:  So far, it's OK.

RN:  Thank you, Mark.

MINUTES

The minutes of the last meeting approved by all.

FINANCIALS

MD:  As of June 30, 2014 we have $185,000 in the reserve account and $106,000 in the operating account.  Income for June was $40,000 and June expenses came to $23,000.  YTD (June 20) our total income has been $210,000 with total expenses of $160,000.  We are in the black by +/- $49,000.

RN:  So far, so good.  We are actually right on budget.

MD:  Our delinquencies are down to $4200 other than the on-going problem with Danielle Thompson (#32).

SD:  We are going to court to force foreclosure.

MD:  We've been down this road 3 time before but [boyfriend] Treavor Shea always pays us a few grand at the last minute.

CS:  What are the liens on that unit?  [#32]

MD:  We'll never get much money, if any at all.  Last year we got $5000 from Shea.

The Financial Report for June was approved by all.

OLD BUSINESS

SD:  August 11-15 are the dates to repair Building J foundation.

RN:  Has [Engineer Kevin] Potter looked at Building B?

SD:  There may not be much we can do.

CS:  Is that [B] foundation moving?  I live in B and think that it is still settling.

RN to SD:  I'd like a report from Potter soon about Building B.

SD:  I know he will be talking to the Indiana Foundation people.

RN to SD:  Did [attorney Tom] Densford write to the SFOs about the illegal satellite dish?

SD:  Densford said he'd e-mail the owner.

PW:  What's happened to the owner who wanted to paint his own [SFO] house?

SD:  I have a general liability form for him to sign.

PW:  Any update on Adrian Smith?

RN:  Densford said the next hearing may be in September.

NEW BUSINESS

SD:  We have a dead ash tree on the west side of the tennis court.  Mr. Fowler (tree man) will take it down for $1800.  All approved.

SD:  Mr. Fowler talked to me about treating all the large ash trees.

CS:  That's something we should do right away.

SD:  I will get some costs for the next meeting.

SD:  The north end of Building M is a real jungle of overgrowth.  [Landscaper] Mickey Smith will clean it out soon so ML can gets scaffolding erected in that area.

RN to SD:  Will you let us know how much this will cost?

CS:  Just a ballpark number would be okay.

SD:  The main problem on the even-numbered side is English ivy between the buildings.  It is nearly impossible to kill.  That's what's also growing under a lot of outside stairways.

PW:  Yes, there's still a lot of overgrowth between Buildings I and J.

SD:  I will talk to Mickey.

SJ:  We have to address the problems at the mailbox dumpsters.

SD:  Let's go to four pickups per week during the summer period, Memorial Day to Labor Day.

RN:  We all agree to that.

RN to MD: Will you please post dumpster information on the website?  Ask owners  "please help us" etc.  Also, post a notice on the bulletin board.

PW:  We've got to contain the loose trash somehow.

SJ to PW and CS:  Would you guys go have a look at the dumpster enclosures over at Water's Edge?  I still think they are really good.

General discussion was held about the hired security over the July 4th weekend.  All agreed that most went well.  CS:  Bottom line is it's all [fireworks] a big fire hazard.

RN:  Let's talk about the old railroad tie wall at the north end of the low road. [Behind Building M.]

RN to SD:  Sharon, can you get us a bid from Mark to replace it?

PW:   Should we say something about all the cars that were parked on the grass over the 4th?

SJ:  There were just so many cars with so few parking spaces.  I don't know if we make a big deal of it or not.

NEXT MEETING

SJ:  The second Tuesday of August will be the 12th.  All agreed.

SJ:  Move to adjourn.  No objections.  Time of Death:  6:32 PM

Respectfully submitted by S. C. Jones, board secretary.