Minutes of the August 11, 2015 Harbour Pointe Bd, of Directors meeting.

Present:

Randy Nahvi   RN

Paul Williams  PW

Chip Slagle   CS

Steve Jones   SJ

Absent:  Derek Foreman  DF

Sharon Dalton   SD

Michael Dalton   MD

Mark Livingston   ML

Rusty Crowe   RC

Guest:  Dean Newell, HP #76

Call to Order by RN, 5:33 PM.

RN:  [Guest Newell] Dean, what do you have?

Dean N.:  I have pictures on my computer of needed flashing above [some] new windows at Building M.

SD:  I will put this on a work order.

Dean N. :  Also, there's a drainage issue by my condo.  It needs deck boards pulled out & tiled so it will drain properly.

PW:  I have some of the tile.  The mud is a problem, I know.

RN:  Rusty, you are up.

RC:  I'm working on upper doors at #86 [Building N].  Should be done in two weeks.  The lower door on #86 is in  good shape.

RN:  Mark, what do you have for us?

ML:  I am working on some windows in Building A.  Units #13 and #30 also will get a couple of new windows.  Building M is finished except for some water issues outside.  We stained some [deck] boards that looked pretty bad.

POOL BLOCK BUILDING

ML:  The blocks, I think, are sandstone and not concrete.

PW:  Could the top be decked [wood]?

ML:  Randy and I have talked about roofing the structure.  It would match the present shelter house.  This will keep water off the top of the [block] building.

RN to SD:  Will you get ahold of Indiana Foundation to have them raise the [sinking] concrete on the west side of the block building?

SD:  Yes, and I will have Mark meet them there.

RC:  [There is] a tree on the west side of Building N that is rotten at the bottom.  I can take it down for $300-400.  It's moving closer [to Building N] all the time.

RN to RC:  Just go ahead and take it down.

MINUTES

The minutes of the July meeting approved by all.

FINANCIAL REPORT

MD:  This is for June and for July:

Effective 7/31/15 the reserve account is at $140,000.  The operating account is at $14,000.  Income for June and July was $117,000 and expenses were $108,000.

Receivables are presently $14,000.

Income YTD is $281,000.

Expenses YTD at $331,000.

We are in the red by $50,000.

MD:  YTD, the building rehabs come to $236,000.

RN:  Building M is at $195,000.

SD:  Mark has one more bill [for M] for flashing and drain [work].

RN:  So far, we are at $84,000 on Building N.

MD:  Windows for Building A work are not included as this is routine maintenance.

MD:  Delinquencies are up a little but few are in question.  Of course, Danielle Thompson is an issue, as always.

PW:  What about #46?  Mr. Smith is dead now.

SD:  [Att'y Tom] Densford says they must be receiving our bills.

RN:  Today, SJ moved $5000 from the [Old National Bank] reserve account into checking.

RN:  Folks, when [Building] N is done, we have to stop.

OLD BUSINESS

None.

NEW BUSINESS

RN:  9376 HP Dr. [a Single Family] is being used as a short-term rental @ $400 per night.

SD:  So that's why their mail gets returned -- they [owners] are living elsewhere.

RN:  I just learned this last night.

MD:  I will look it [rental advertisement] up on the internet and report back.

RN:  I will call Densford myself about writing a letter [to the owners].

RN:  There's a request from [owner] Terry Burton of HP #62 about making a path & steps down to the lake.  The DNR owns from the fire trail to the water.  If we would approve, it would need to be built to code and then we must maintain it.  So I say we don't approve.

PW:  Yes, it sets a precedent we don't want or need to have.

All agree.

PW:  At the last PSA meeting I learned that some other villages are no longer sending things by snail mail.  [To SD] do you think we could get an e-mail list [of HP owners]?

PW:  I also learned that Eagle Pointe Resort is for sale at $2.5 million.

Also, [Hinds] Security wants to do away with the old permanent guest lists.  PSA will do background checks at $50 apiece.  There will be new signage at the main guardshack gate and at the west gate, which is for owners only.

PW:  Do we have a pet policy for 90+ day renters in HP?

SD:  Yes, for dogs, especially.  It is OK so long as rules are followed.

PW:  At the NE corner of the tennis court are weeds and a tree of some sort that need to be cut out.

CS:  I saw that too and already talked to [Landscape contractor] Mickey [Smith] about it.

PW:  Crows and raccoons are taking over the trash dumpsters,  It is a mess up there.

PW:  Also, Adrian Smith's dog barks constantly.  There's a device that stops [dog]  barking -- it sends a high-pitched wave of some sort.  I think it costs around $100.

RN:  For $100, get it right away.

CS:  I hate to keep spending money on his damn dog.  Can owners call Security about a barking dog?

PW:  We [The Pointe] are a low priority for Animal Control.

PW:  Let's all remember the memorial for Bruce Wallace?

RN:  Of course, once we're back in better financial situation.

CS:  Something by the mailboxes, right?

PW:  One more thing -- the zero-turn mowers are tearing up the grass due to the soft dirt.

CS:  I mentioned this to Mickey Smith and I will follow up on it.

RN:  [Bloomington city policeman] Sgt. Dana Cole will be working security again over the Labor Day weekend.

SJ:  Is everyone alright with Tuesday, Sept. 15th for our next meeting?   All approve.

SJ:  Move to adjourn.   Time of Death:  6:26 PM.

Respectfully submitted by S. Jones, Secretary.