Minutes of the September 15, 2015 Harbour Pointe HOA Board of Directors.

Present:

Randy Nahvi   RN

Paul Williams   PW

Chip Slagle   CS

Steve Jones   SJ

Sharon Dalton   SD

Michael Dalton  MD

Mark Livingston   ML

Rusty Crowe   RC

Absent:  Derek Foreman   DF

Guest:  Dean Newell, HP #76

CTO by RN at 5:33 PM

RN recognizes guest Newell.

Mr. Newell:  There's dirt washing down [at the front] by my deck.

ML:  I know what you're talking about.  I'll come over there tomorrow.

Mr. Newell:  It just needs to dry out.  Also, I'd like to extend my deck as shown in this drawing.  I can hire ML or RC to build it.

RN:  I think it's a good idea so long as it's done to HP specs.

Mr. Newell:  Yes, it will be.  I need a place to set my grill.

RN:  ML will repair rotten boards on the existing deck once the water problem below is corrected.

ML:  I will get the gutter materials I need.

RN to Mr. Newell:  Thank you for coming. You are welcome to stay if you like.

Mr. Newell:  Thank you, but I need to leave now.

RN to ML:  Mark, you're up.

ML:  The repairs needed by an inspection at #31 are completed.  Upper deck was in bad shape.  Now I have to work on a few things at #7.

SD:  That unit [#7] has sold.  It has a bad deck, too.

ML:  I need to replace a bad sliding door at #7, too.

ML:  Menard's has good sliders on sale for $349.  I don't know if that includes a screen.

RC:  Building N is now completed.  The owner at #84 [Mr. Taylor] is very satisfied and so are the next door [#86] neighbors.

RC:  I've put leftover materials [from Building N] under the deck behind the Building P garages.

MINUTES

Approved by all.

FINANCIAL REPORT

MD:  As of Aug. 31st the reserves are at $130,000.  The operating account was at $1300.  So, we've pretty much spent the 2015 budget.  So far in 2015 we've spent $366,000 on building rehabs.

RN:  And we still owe quite a bit.  We'll need our 4th quarter income in order to catch up.  It's a bad situation, folks.

PW:  What if in 2016 we repair and re-stain decks instead of rehabbing the last two buildings?  There are a lot of rotten [deck] boards out there.

CS:  What is the breakdown for deck responsibility?

RN:  It used to be that common decks were an HOA responsibility.  Now we pretty much take care of all the decks.

CS:  We need a state of the union of all HP decks.

PW:  I completely agree with that.

CS to PW: Let's the two of us assess all the decks in the village?

RN:   That's fine -- just let me know prior to setting the 2016 budget, please.

SD:  We've not stained any rear [lakeview] decks.

MD:  We've still not received anything [$$] from Terrance Smith.

RN:  I will talk to [Attorney Tom] Densford.

MD:  We're up to $2200 owed on that unit.

MD:  Our total receivables come to $9800 -- plus what Danielle Thomnpson owes, which is $2100.

PW:  Treavor Shea, by the way, is using a charcoal grill.

SD:   This makes the neighbors real nervous, I know.

CS:  Maybe we should follow Water's Edge lead and start issuing warnings and fines.

CS:  Let's call the fire marshall [to deal with charcoal grills].

RN to SD:  That's a very good idea.

NEW BUSINESS

PW:  CS & SJ went with me to the Village Summit meeting last Saturday, the 12th.  I did learn that Rumpke trash removal is back in business.

CS to SD:  Will you check that out, please?

PW:  The big thing was about insurance.  I guess Gates Insurance has beat-out Indiana Insurance on quotes by quite a lot.

SD:  Well, then, I will get a bid.  I knew Jerry Gates -- his son runs the business now.

PW:  Learned, too, we should be inspecting all [clothes] dryer vents for lint build-up.  It's a major cause for fires.

RN to SD:  Let's ask Rusty & Mark to check these [dryer vents] when they are closing crawl space vents.

PW:  We also learned that it might be a good idea to lay out a 10-year landscape plan.

CS:  I can do a landscape study for free.

PW:  That's a great idea, Chip.

CS:  I'll get with Mickey [Smith] about it.

CS:  I like Mickey, but his work is not up to the standard for an affluent community.

CS:  I'd like a budget to work with next year, outside of mowing and mulching.

RN:  I will do that and call it Landscape Improvements.  Let me know how much you will need, please.

PW:  Also from that meeting, I learned other villages remove snow from outside stairways.

RN:  Let me think about that one, please.

SD:  Pointe Retreats now has ice melt out [in tubs] for residents to use.

PW:  The Water's Edge website is really good.  We need to upgrade ours, for sure.

CS:  I learned there are a couple of villages in some financial trouble.  By comparison, HP is doing very well.

PW:  Does anybody know why there are three dumpsters [here] now?

RN:  Because I asked for it.

CS:  I have a dummy camera we could put up, but a guy from Water's Edge said to save our money -- it doesn't deter anyone.

NEXT MEETING

SJ:  The second Tuesday in October is the 13th.

RN:  I may have to be out of town then.

SJ:  What about moving the meeting to Oct. 20th?   All agree.

SJ:   Move to adjourn.  Time of death:  6:41 PM.

Respectfully submitted by S. Jones, Board Secretary.