Minutes of the October 13, 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

Absent:
Derek Foreman   DF

Guest:  Richard Vine

Call to Order by RN, 5:31 PM

RN to Dr. Vine:  Always nice to have you with us, Dr. Vine.  You are up first.

Dr. Vine:  what has become of former village maint. worker, Rusty Crowe?  Would it be possible to personally hire him to do some work on my condo?

RN:  There's nothing we know as to why he (Rusty) was fired by Mark Livingston.  Mark only said it was an attendance issue.

PW:  I would have no problem hiring Rusty to do work on my condo.  I understand he's started his own maintenance company called Simple Solutions.  He is now insured and soliciting work.  Rusty always seemed to get everything done, especially because Mark L. wasn't always on hand.

Dr. Vine:  my wife and I think highly of him and he did a good job replacing our windows.  We've really hated to see him go.  And yes, we notice, too, that Mark L. isn't around most of the time.

PW:  There must have been some friction between Mark and Rusty.  Mark told me he now has six guys on his crew.

CS:  Rest assured the work [building rehab + on-going maintenance] will get done without Rusty.

RN:  Thank you Dr. Vine.  You are welcome to stay if you like.

MINUTES

The minutes of the September board meeting accepted by all.

FINANCIAL REPORT

MD:  As of Sept. 30, 2014:  the operating account balance is at $52,000.  The reserve account is +/- $185,000.
         Income for the month was $6000 and expenses were $51,400.

MD:  Questionable receivables are at $8000.

SD:  The work done by Indiana Foundation on Building J came to $12,600.

MD:  The last quarter statements went out a little late b/c the old computer crashed.

MD:  Also, Building J [rehab] is now completed at a final cost of $98,000.

RN:  Now we've started on Building M.

MD:  Yes.  And to date [on M] we've spent right at $12,000.

RN to all:   Any questions about the financial report?

Approved by all.

OLD BUSINESS

SD:  I have [additional] bids for the low road retaining wall.

RN to SD:  Is this going to cost $16,000?

CS:  I've got to say I like Clark's bid at $15,950.

SD:  But Clark did not bid the additional two parking spaces.

CS to SD:  Let's re-negotiate that?

SD:  But look at the bid from Outdoor Improvements.  It includes the wall and the two new parking spaces for $13,500.

SJ:  Let's go with Matt [Steube, Outdoor Improvements] if his bid is firm and includes everything.

SD:  I will talk to Matt tomorrow.

PW to SD:  When you talk to him [Matt] get a starting and completion date, please?

CS:  I see that the burning bushes have been trimmed.  I'd like them to be more rounded on top rather than just flat.

RN:  I agree.

SJ:  [Landscaper] Mickey Smith's mother said she will order some large flower urns for next summer.  She and I agree this may be the only way to prevent dog damage to the flowers.

PW:  Billie Moore in #64 wants safer steps down to her HVAC and crawl space access for service people.  I think some additional steps could be built at the north end of her building [L].

SD to PW:  Would you take Mark over there and see what all needs to be done?

CS to SD:  Do we have a foundation update for Building B?

SD:  I don't have a report from [engineeer] Kevin Potter as to what Indiana Foundation suggests be done.

NEW BUSINESS

PW:  We talked earlier about Rusty.  He wants to bid on work at Harbour Pointe.  I think he's an intelligent guy who could give Mark {Livingston] some competition.

PW to SD:  I have a copy of his insurance policy.

PW:  Rusty showed me a bad wall on garage J.  We need to address that right away.  Rusty knows what to do.

SJ:  So shall we hire Rusty to do it?

PW:  Possibly.

RN:  Does Rusty have others working with him?

PW:  Yes.  I saw one younger guy with him.

RN:  Is this [garage J wall] a bigger job for which we need to get bids?

CS to PW:  Call Rusty and get a bid?

PW:  I'm curious as to why Mark [Livingston] isn't here tonight.

RN:  Guys, we cannot tell Mark whom to hire and fire.  But he is almost never on-site that I can tell.

RN:  Maybe we should have Rusty do the steps at Building L?

CS:  I'd sure like to see more detailing in Mark's billing.

RN:  I agree.  We have to know what we are paying for.

MD:  I've learned that service & maintenance people like doing the work and repairs but really hate paperwork and billings.

CS:  It's not our job to run his [Mark Livingston] buisness.

SD:  You know, Mark may be losing money and not know it.

PW:  The couple that owns HP #10 has a work order to replace some deck boards.  Mark and I looked and couldn't see what's exactly the trouble.  Apparently the owners are worried about loose boards on two decks.  This isn't a big expense to correct.

RN:  Let's get it done.

PW:  I will ask Rusty to give us an estimate.

RN to PW:  Pegasus should call Rusty.

SD:  I will do that. And I will notify a Mr. Hancock who is the representitive for unit 10 owners.

NEXT MEETING

SJ:  The second Tuesday in November is the 11th.   All approve.

SJ:  Move to adjourn.  Time of Death: 6:34 PM.

Respectfully submitted by Steve Jones, Board Secretary.