Minutes of the Oct. 14, 2015 Harbour Pointe HOA Board of Directors

Present:

Randy Nahvi   RN

Paul Williams   PW

Steve Jones   SJ

Chip Slagle   CS

Sharon Dalton   SD

Mark Livingston   ML

Absent:

Derek Foreman

Michael Dalton

There were no guests.

RN:  Call to order at 5:32 PM

MINUTES

Approved.

FINANCIAL REPORT

RN:  As of 9/30/15 -- Our reserve accounts total $115,000.  Checking balance @ $20,000.  Income $36,000.  Expenses $33,000.  We have approximately $7000 in questionable receivables.

RN:  Folks, next year will have to be a catch-up year.

RN to SD:  We need to keep on the Terrance Smith estate matter.  Please send invoices to the address we got.  And registered mail is probably a good idea.

RN to ML:  Mark, put a [new] row of railroad ties @ the deck for #76.

ML:  I got a new skylight for unit #44.

ML:  Once the pool furniture is cleaned off and the pool is winterized, I'll store all the furniture.  Also, I will close crawlspace vents.

SD to ML:  Mark, please remember to check and clean dryer vents.

RN:  Mark's estimate to renew the four chimney chases on Building O is $16,000.  There are three on the east side and one is on the west.

RN to ML:  When would you start?

RN:  Folks, we've spent $400,000 this year on a budget of $350,000.

ML:  The weather will have a lot to do with a timetable for these chimneys.

SJ:  The three on the east side of my building (O) are the worst.

SD:  This is just an idea, but do we wait to do the work in December and then bill in January?

PW:  We have to fix these chimneys.  Dr. Lach (#90) has squirrels getting into his [condo] walls.

ML:  I could do a 'band aid" repair to get through the winter.

RN:  Let's do that.  Mark, please get Sharon an estimate [for that] right away.

PW:  I need to get with Mark to inspect decks to see which ones will need repair in 2016.

RN:  Yes, [Attorney Tom] Densford confirmed the decks are an HOA responsibility.

ML:  I'll need to know how extensive you want the deck repairs to be.

PW:  We need a good/better/best list to work from.

ML:  You guys know that some [decks] are hard to access because of metal ceilings.

PW to ML:  I will call you soon to go look at some decks.

OLD BUSINESS

PW:  Where are we on paying for lawn care?

RN:  We've paid some, but will pay all by year's end.

CS:  I will get together with Paul & Mark to look at decks.

NEW BUSINESS

SD:  Rumpke Trash will service Harbour Pointe for about 50% less.  This is for three dumps per week.  They pick up on Saturdays, too.

RN to SD:  Let's switch.

PW to SD:  Sharon, ask them [Rumpke] for dumpsters with two lids, not four.

SD:  It [switch over] should be effective November 1st.

RN:  Any other new business?

NEXT MEETING

SJ:  The second Tuesday in November is the 10th.

SD:  I cannot be here.

PW:  Would the 17th be ok?

All approve.

SJ:  Move to adjourn.

All approve.

Time of Death:  6:16 PM

Respectfully submitted by S. Jones, Board Secretary.