Minutes of the November 11, 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:  Board attorney, Tom Densford   TD

Call to order by RN, 5:32 PM

RN to ML:  Mark, you are up.

ML:  We've been cleaning gutters -- there are five more buildings to go.  I will take down the tennis court net this week.  All foundation vents are now closed for the winter.

ML:  As for Building M, we can do some deck repair if the weather gets bad.  We're making real good progress on that [M] Building.

ML:  Building D has some settling issues -- interior doors are sticking and rubbing.  Sharon has [engineer] Kevin Potter's report.

PW to ML:  Will you keep on your full staff over the winter?

ML:  No, just three guys.  But we want to keep going on Building M if the weather will hold.  I can call back some guys if needed.  I'd like to leave the scaffolding up.

RN:  Anything else for Mark?  If not, thank you, Mark.

MINUTES

The October minutes approved by all.

FINANCIAL REPORT

MD:  As of Oct. 31, there's $185,000 in the reserve account;  $119,000 in checking.  October income was $78,000; expenses, $10,000.  Receivables are at $9000.  We are $62,000 in the black.

MD:  October was a pretty quiet month for expenses.

RN to MD:  What is left [to pay] in 2014 that is or will be expensive?

MD:  Invoices for Building M [rehab] will be the main things.

RN:  And what about delinquencies?

MD:  There are four [overdue] accounts of any size.  I'm not worried about any of those, except for maybe #72.

MD to RN:  I will need the new budget ready by Dec. 15th.

RN:  I hope to have it ready by the end of this [November] month.

TOM DENSFORD

TD:  We've been in litigation now for two years with Adrian Smith and his father.  The main issues have been trash, noise, and dogs allowed to roam unleashed.  We have sued him twice.

The next hearing is on November 19th.  Our initial settlement agreement was for $1200.

RN:  We are talking about additional cost to us in legal fees.

TD:  We will figure a settlement bill that is fair, so don't worry about that.  I just don't want "Round Three" to start up next summer.

SJ:  I still say we go after them for a settlement.

CS:  I agree with SJ.

PW:  I've not seen the dogs in several months.  How much more do we [HP Board] want to spend?  But all that said, I say we move forward.

RN:  Can we stretch this out so Smith can't say he didn't have enough time?

TD:  Yes, I can do that.  I want to press this case until we get a judgement.

RN:  Anything else for Mr. Densford?  Tom, thank you for coming tonight.

OLD BUSINESS

SD:  A report from Kevin Potter on Building B.  He estimates $17,900 to treat the foundation problem.

CS:  I live in that [B] building and our hardwood kitchen floor has split due to settling.

RN:  We always try to address foundation issues right away.  Folks, what do you think about this [Building B]?

All agree. Unanimous decision to proceed.

SD:  We need to also have Kevin [Potter] look at Building D.

RN:  I agree with that.

SD:  The Low Road retaining wall project is coming along real well.  There will be three new parking spaces.

SD:  I have a bid from Value Fence to put up a chain link (fence) around the dumpsters.  Their bid is for $3000.

RN:  Let's talk about that at a later date.

NEW BUSINESS

SJ:  The annual Board Christmas party will be on December 12th.

RN:  Let's have it at my condo.

SJ:  I'll get details out to everyone soon.

RN:  Is there any other new business?

SD:  I guess not.

SJ:  I move we adjourn.

All agree.

Time of Death:  6:50 PM.

Respectfully submitted by Stephen Jones, Board Secretary.