Minutes of the Nov. 18, 2015 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

Call to order by RN @ 5:33 PM

SD:  I have a report from Mark Livingston who could not be here.

#94 replaced a door

#44 replaced a skylight

#74 new window due in on 11/24

#76 new railroad ties set in place by the deck

Swimming pool furniture stored

Closed all crawl space vents

Will check all dryer vents he can access

RN to SD:  Have him do those (dryer vents) on second floors.  And replace a door at #27.

CS:  My kitchen floor tilts -- it's all about the building settling.

PW:  Mark and I inspected decks.   [Buildings] I & E will need the most repair.  Estimate of $3000 per building.

RN:  I think that sounds low.

MINUTES

The minutes of the October meeting were approved.

FINANCIAL REPORT

MD:  As of 10/31/15:  Reserve account @ $105,000.  Operating account @ $44,000. Income was $52,000.  Expenses were $27,000.  YTD we are in the red by $84,000.

RN:  The reserve account is $34,000 in cash.  Remaining funds are in CD accounts.  Do we want to keep this money in CDs?

RN:  We should have a better cash year in 2016.

MD:  We get almost zero interest [on CDs].  $193.00 this year.

RN:  Let's roll over the one CD that matures in 2016 and put that into our reserve [cash] account.

CD:  Let's keep in cash or find a CD with a higher yield.

RN to MD:  So don't renew that CD.

CS:  Ask what pays higher -- one with no penalty to close?

MD:  Delinquencies [for October] are at $2500.  #11 still owes.

SD:  I talked to [Att'y Tom] Densford about putting a lien on #46 -- this is unit is owned by Terrance Smith, now deceased, but it could be three years before any action would take place.

CS:  Should we raise late fees?

All:  Yes.

SD:  We can go to $50 per month, effective January 1.

RN:  I like that.   Perfect.  Do it, please, Sharon.

CS:  We always work with owners who have $$ problems.

MD:  I'm checking on an electronic sire so we could accept web payments.  The site is called INTUIT.

All approved the financial report.

OLD BUSINESS

SD:  Rempke trash service will pick up 4x per week, including Saturdays, for $510 + $46 fuel charge.  We are now paying $1015 per month.

RN to SD:  Let's make that switch right away.

NEW BUSINESS

RN:  Here's the new budget.  PW and I worked on it.  Income will be aided by a 3.5% increase for all units and M Lots.  The special assessment will remain @ 13%.

MD:  We must be aware that lenders are looking more closely at our reserve account(s) as they approve mortgages.

I'm now showing [lenders] the special assessment as part of the reserve account(s) to satisfy questions about our budget -- which, at present, shows no money budgeted for reserve [contributions].

RN:  The 2016 budget shows $52,000 that I hope we can put into reserves.

All approved the new budget.

RN to MD:  Will you please mail out the [2016] budget in January + a notice of the new rates.

MD:  Yes, I will do that.

RN:  I think we need an earlier winterization notice.

MD:  I can do two -- one in September and another in December.

RN:  That's great.

RN to SD:  Let's give Rusty [Crowe] some more work so we can keep him on as a back-up to Mark.

CS:  A contractor friend told me my deck rails are not up to code.

SD:  We have to comply [with current code] when a deck is completely replaced.

PW:  Adrian Smith (#46 tenant) was to go to court.  I do know that one dog was taken away.  I suspect he (Smith) may be in the process of abandoning #46.

CS:  Can we check for utilities?

SD:  Yes, but just don't go alone -- there should be a witness.

PW:  There's been a problem with [long term] tenants upstairs in our building.  But they are being evicted so will be moving out soon.  PSA has been called there several times due to noise and too many cars, etc.

RN:  I got a text from Chuck Bartholomew -- he reports there was a break-in at the condo by his garage.

NEXT MEETING

SJ:  The December meeting will be our Christmas party, to be held on Dec. 4th at Randy's condo.

SJ:  The January meeting will be on Tuesday, Dec. 5th.  [From the secretary:  This meeting date has since been changed to Wed. Jan. 6th.]

SJ:  Move to adjourn.  No dissent. Time of death:  6:29 PM.

Respectfully submitted by S. Jones, Secretary.