Harbour Pointe HOA Board Meeting: July 17, 2019

Present: Randy Nahvi, Paul Williams, Chip Slagel, Pat Pickett, Derek Foreman

Pegasus: Sharon and Michael

Guests: Kate Michaw HP #50 (KM)

RN: Mark you are up first:

ML: I have counted up the number of exterior light fixtures we didn’t replace on the first round of the rehab project and I’m going to order those.

RN: Who brought this on?

SD: We did. Bruce Wallace had us start replacing with new fixtures during the early phase of rehab, and now we want to go back and finish what didn’t get replaced.

RN: We have a guest who wants to speak now.

KM: I wasn’t aware of the signage rules. My daughter and grandsons are visiting and we put up two of the yellow “slow down/children at play” signs at the top of our steep driveway. The signs were removed by a neighbor instead of them just knocking on my door to inform me about the signage rules. My daughter brought the signs with her on her flight. She knocked on doors until she found out who turned the signs in . I would like to re-visit the policy. This is a short term deal, not permanent, and I have seen one of those signs along Harbour Pointe Drive several times. I think these signs are helpful when drivers need to slow down.

RN: The by-laws of our association stipulate that you can’t have signs up. If you sell your house, you can’t put up a “for sale” sign for example. We had complaints about your signs from three different homeowners so I instructed Pegasus to have them picked up. I recommending to the board that we allow you to put up one sign, not two, for the duration of your family’s visit. If it is alright with you the board will make a decision and get back with you quickly.

PW: I would suggest that we attach to our existing speed limit signs a message about slowing down, children at play, etc. That way we don’t create additional signage so to speak.

CS: I want to make sure you know that this board cares about children and we will take care of this matter.

RN: Regarding the installation of new light fixtures, I don’t want things like this happening without the board being notified first. We have to approve those projects first.

ML: Foundation vents; we can get new ones that will fit and work for about $10 a piece. They have a screen in them so we can open and close as needed.

PP: Will you do all of the buildings?

PW: We will count the total number of vents in all the buildings and figure out our total cost before we move past where they were installed in unit #2.

ML: We will move the light sensor for building A up on the roof so the night lights will consistently turn on and off as needed.

ML: We are nearing completion of the deck work on #92, upper and lower decks. Should be done in 2-3 days.

PW: Mark, we need to get together to decide the order of the next few decks to be repaired.

CS & PP: We will join you to look at everything; decks, vents, etc.

ML: Unit #10 wants new sliding doors.

PW: We will meet after Saturday’s PSA meeting and do our walkaround. 11:30am.

CS: They need to stain the pool deck boards.

DF: There is a broken board near the deep end that needs replaced.

MINUTES WERE APPROVED AS PRESENTED.

FINANCIALS:

MD: As of June 30, 2019 we have around $320,000 in the bank. June income was minimal but once July hit money is coming in like gangbusters. $8,000 income for June, $52,000 for expenses in June. Income year to date $213,000 in, $191,000 out.

RN: Did we increase dues 3% this year? I believe we did not.

MD: I would have to check but I don’t think we raised dues for 2019. Already for July we have had $64,000 come in. $38,000 expenses for this month, bringing the operating account to $30,000. Of the $12,700 due in delinquent accounts, that is now down to $2500 owed to our HOA. I am confident that is the lowest it has been in a decade. We are doing well.

RN: Please put the rehab project spread sheet back in the report for next month and every month.

MD: A lot of Mark’s invoices dated in June will be paid in July since they were turned in so late. I have been waiting for one receipt which he has not turned in, and will not be paid for that until he gives us a copy.

OLD BUSINESS:

PP: I want to talk about the pool. Indiana Pool and Spas are getting a bad rap with their service to Eagle Pointe pools. I have called a few pool companies about what we need to do. One from Indy had no interest. Grimes Pools has been recommended to me. He is too busy now but will come out at the end of the season to inspect our pool and give his assessment. I have been told to stay away from a salt water pool. That’s out. When I hear from Grimes I will let everyone know.

CS: Pat, let’s you and I talk outside the meeting. I have done a lot of research, that way we can be on the same page. I also called Pool Shark who never got back with me. Indiana Pool and Spa will be out next week to inspect and give recommendations.

PP: Not all of our return lines are working properly.

CS: I had them point them all up, and they were all working over the 4th of July weekend.

DF: Basketball goal at tennis court: They are ready to come in and cut the concrete. The basketball goal and concrete cutting have been paid for. ($1970.98)

RN: John Slaughter has been very abrupt and rude about his opinion on having the basketball goal on the tennis court. I have talked to him twice.

\*Ample tennis court / basketball court discussion ensues.

CS: Let’s get the thing installed and worry about any problems that might happen later.

NEW BUSINESS:

RN: At the annual meeting there was a chorus of people that wanted us to raise our dues. What do our by-laws say about that?

MD: At the board’s discretion, in any given fiscal year you can raise dues up to 20%.

RN: A 5% increase would only get us $19,000. We need another $50-$75,000.

DF: I think we need to move forward with an increase, we need to spend more money. The pool has to be replaced next year.

CS: The building rehab needs to continue and will cost money. Our expenses are not going down, major expenses will continue.

RN: The question is what do we do now? If we roll the special assessment into monthly dues, (get rid of the special assessment) we won’t gain a thing. The income to our company would remain at around $375,000. We would have to raise the 20%. 10% would only give us what we get from the special assessment annually. How are we going to feed the beast so we can do more?

DF: Before we do anything I think we need to finish the decks, find out what a new or repaired pool is going to cost, this is what we think we are going to need to spend next year. To do that we can A: do nothing (wait), B: pull from reserves, or C: increase dues by “x” amount. We could mail out a survey about a potential increase in dues.

RN: I don’t like doing it by vote because if we get more “No’s” than “Yes’s”, we can’t do anything.

DF: We only give them options on what we want to do, then they can’t complain.

CS: We’re not going to make a decision tonight, let’s discuss it more at our next meeting.

RN: That’s fine. I understand your proposal Michael, but it doesn’t bring in any more money for us.

MD: I agree. I’m just saying folding in the assessment with the dues gives us more options. It would be very difficult to have more than one assessment going on at the same time.

DF: We should consider raising the assessment.

RN: We could do that.

MD: We have had the same assessment forever. We could increase the assessment up to 20%. We could go for the maximum assessment for 2020.

RN: I think we have to be cautious with raising dues. Bottom line, to get more things done we need more money.

CS: Where are we with the condo owner who wants the ADA ramp?

SD: I received Kevin Potter’s report and we are currently getting estimates. We are still moving forward with this project.

RN: Can we get some “slow down for children” signs put up below the speed limit signs please?

NEXT MEETING: WEDNESDAY, AUGUST 14TH, 5:30pm.