

Harbor Island Board Meeting Minutes
Tuesday, August 9, 2016
The CAM Team Conference Room

Present: George Robertson, Todd Murphy, Damon Heemstra, Larry Gress, Norbert Wann, and Liane Barkley; Kathy Melton represented The CAM Team.

Excused: Carlos Berrios

Homeowners Present: None

Meeting called to order at 6:30 p.m. by President, George Robertson.

Financials:

The financials for July were emailed to the Board in advance of the meeting. The balances as of July 31, 2016 were:

Operating Account	\$36,526.89
Money Market Account	<u>\$19,243.62</u>
Total Funds	\$55,770.51

Reminder statements were mailed in mid-July. Twelve Notices of Intent to Lien were sent out on June 24th, and only one homeowner has not made a payment. As of the end of July, 95.8% of assessments have been collected, and 96.2% has been collected through today's date. Currently, there are five bank foreclosures, with two of the properties in bankruptcy. A sale date for one foreclosure will be held in September. There have been no new owners since the July meeting.

The August 2016 Collection Tracker was reviewed in detail. George made a motion to approve the requested action to file one (1) lien. Todd Murphy seconded. None opposed and the motion carried.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The Association is doing well and has only spent 45.9% to date versus 58% budgeted at this point of the year. Less than \$2000.00 is needed to fully cover the budgeted items, including \$5,000.00 for the Contingency Fund.

Minutes:

The minutes from the July 12, 2016 Board meeting were approved as written. Larry Gress certified and signed the minutes. A draft copy of the minutes from tonight's meeting will be posted on the website as soon as possible.

An updated violation tracker was provided to the Board and was discussed. Several Board members expressed concern about the condition of some of the lawns. The compliance inspector has been out of the office this week, so the matter was tabled until she returns.

An updated ARB Tracker was provided to the Board. There are currently two outstanding requests. A request to install pavers was approved with the condition that the lawn must be repaired in that area. A request to widen and extend the driveway was approved with the condition that the gate be placed back in the current position.

Old Business:

The sealing of the wood fence in the park is on hold.

The sidewalk flagged by the insurance inspector has been repaired. The insurance carrier has approved the repair.

The insurance carrier approved a mulch depth of six inches. BrightView provided a proposal to install a PVC border of the playground area - \$3,719.02. A deep edge or trench can be completed at a much reduced cost. A proposal was received from Innovative Mulching to install 60 cubic yards of playground mulch at a cost of \$2,100.00. George made a motion to amend the previously approved installation of mulch to \$2,500.00 and to hire BrightView to prepare a deep edge. Liane Barkley seconded. The motion carried with four Board members in favor; Todd Murphy abstained.

New Business

The right hand side of the park entrance gate has been damaged. Specialty Enterprises has been contacted to provide a proposal to replace the gate. The initial indication is that the gate cannot be repaired, and will have to be replaced. A section of the new playground wood fence has changed color. The vendor who installed the fence will be contacted.

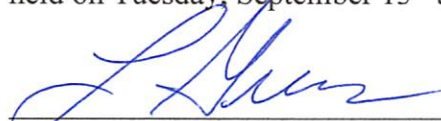
George will be riding with Carrie for the bi-weekly neighborhood inspections. Todd and Larry offered to ride, as well.

The Board discussed whether the Association's approved vendors should be posted on the website. After discussion, the Board tabled the matter indefinitely.

Letters will be sent to several homeowners on Pond 4 stating that they are responsible to maintain the area to the water's edge. Boat access to Pond 5 is needed for the pond maintenance company. Access points were identified. The Board will review and determine the best access point.

The posts on the lights at the signs have been damaged by the landscaper. BrightView will take care of the repairs. A work order has been put in for the lights that are not working on the oak trees at the entrance.

All business being completed, the meeting was adjourned at 7:30 p.m. The next meeting will be held on Tuesday, September 13th at 6:30 pm.



Signature

9-13-16
Date