



Harbor Pointe HOA Board of Directors Meeting

Minutes: September 21, 2015

President Jim Carmany called the meeting to order at 7:00PM. Board Members Sue McGill, Carl Stauske, Mike Childers, Nick Johnson, Gary Rafool, and Anne Dickison were present. Core3 Property Manager Matt Smith was not present. Six other owners attended this meeting also.

Approval of last Month's Minutes:

Sue McGill moved, Nick Johnson seconded, and without further discussion the Board voted to approve the August Minutes.

Property Manager Report:

Property Manager Matt Smith submitted Core3's Property Management Report.

*Wettstein Wildlife was contacted to address Harbor Pointe's proliferation of voles. Their trapping was completed September 2.

*Richard Cole completed replacement of the melted siding on the two units affected. His labor will be billed to the unit owners.

*Due to availability and style preferences, Nick Johnson, Core3 Property Management, and Richard Cole temporarily postponed applying vinyl post-wraps to the initial two of the eight courtyard posts. Pending approval of these first two "example" treatments, work on the remainder of courtyard posts will proceed.

*Water puddling in Garage 53 was thought to be due to a deteriorated seal along the bottom of the door. The seal was replaced at the owner's expense.

*A roof leak reported for unit #212 was determined to come from the roof of its porch and therefore the owner's responsibility for repair. Massey Roofing discussed repair considerations with the owners and will proceed. In order to gain access to the roof, the deck flooring above the leak must be removed. The owner would prefer to replace the deck flooring with composite board, and approached the HOA Board for permission to do so. Discussion

over cost-sharing precedents and the HOA's expectations for deck flooring replacements going forward was referred to Parliamentarian Gary Rafool for better clarity.

*Slabjackers was contacted to look into concrete leveling and incline repair possibilities for two units with driveway and sidewalk water collection complaints.

*Using the Door King server to function as the interface for front gate programming worked out very well during its 30-day free trial period. Sending and receiving system information proved far more efficient than it was with our previous methods. Following the trial, Core3 signed up for one year of server service for \$59.28.

*Core3 now stocks fobs for rear gate entry should anyone wish to purchase one.

Finance Committee Report:

Sue McGill reported the August financials using the new format provided by Core3 Property Management.

Consolidation of accounts continues. The Money Market and Savings accounts at CEFCU were transferred to a new Money Market account at Morton Community Bank. CDs remaining at CEFCU will be transferred upon maturity in order to avoid early closure penalties.

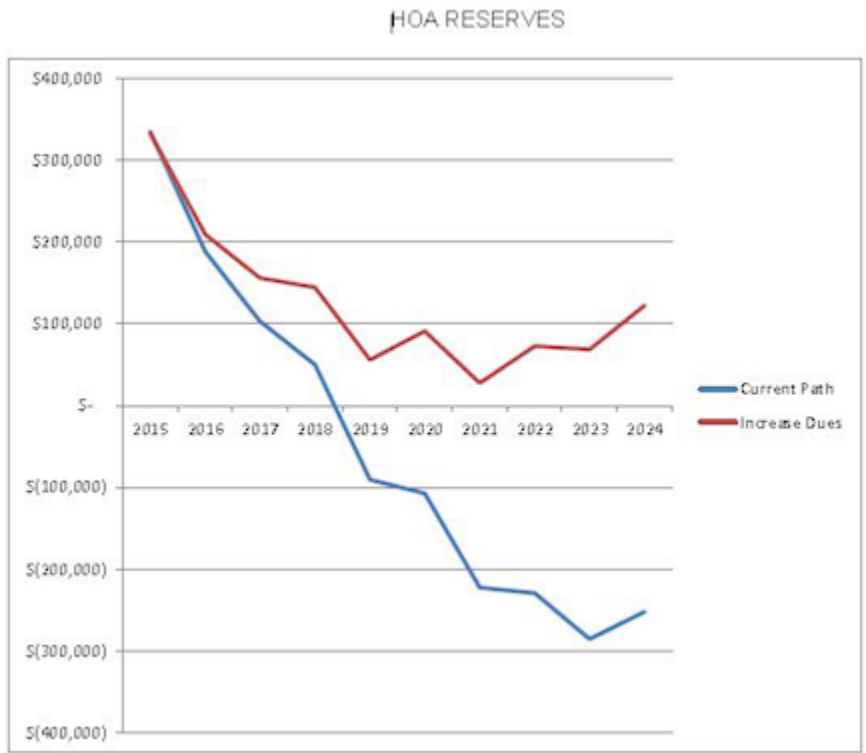
Operations: Our checking account balance is \$23,919.04. Year-to-Date Expenses are \$7,463 better than Budget. Legal and Gate expenses are over Budget. General Maintenance and Road Repairs are less than budgeted, but Road Repairs are to be initiated soon so these expenses are still pending.

Reserves: Long Term Reserves for Capital Projects total is \$329,620.12. Budgeted monthly deposits of \$3,030 will continue throughout 2015.

Sue McGill distributed the HOA's 2016 proposed budget and a graph of HOA Reserves versus the anticipated timetable of expenditures. The graph depicts a newly accelerated schedule for roof replacements and adjusted projections of expense based on costs of the four roofs completed in 2015. Ongoing, these two variables will be reviewed annually to assure adequacy of the Long Term Reserves. It should be noted that in the graph the red line represents Reserve fund levels from dues increases that are 100% directed to the Reserves. Adjustments to future Operational Budgets may also become necessary if Operational Expenses increase disproportionately, but these calculations will occur separately from considerations and projections for the Long Term Reserves. The entire dues increase for 2016 (15%) will be deposited in the Reserves.

After reviewing the line items, Sue McGill made a motion to accept the revised proposed budget for 2016 as presented, and if approved, to distribute this proposed budget to the

homeowners prior to a vote at the October Board meeting. Gary Rafool seconded the motion, and it carried unanimously.



Reserve Funds cover roofs, roads, exterior lights, decks, fence, and security gates.

Fall 2014, Reserve deficit was estimated at \$170K.

After that, updated costs were obtained for roofs. The result was that roof replacement costs were higher and useful life shorter, creating an even larger Reserve deficit.

The blue line is the current path of funding the Reserves at \$36K per year, resulting in a shortfall of \$285K.

The red line represents proposed increases in dues where all the increase goes to Reserves.

A motion to approve the September Treasurer’s Report was made by Gary Rafool, seconded by Carl Stauske, and accepted unanimously by Board vote.

Community Relations Report:

Two of the five owners of EastPort Bar and Grill attended this portion of the HOA Board meeting to introduce themselves and facilitate a dialogue about ongoing noise containment measures. They expressed that provisions of the ordinances governing Subclass 2 liquor licenses and the zoning regulations on noise had been reviewed with them so they now had a better understanding of the regulatory restrictions placed on amplified music. Their practices were modified accordingly. Since then, far fewer complaints to the East Peoria Police have been generated. They expressed eagerness to be considered good neighbors, and their willingness to work together to provide an attractive and inoffensive asset to the area and still perform as profitable entrepreneurs. Several Board members and owners in attendance praised the Bar and Grill owners for offering a needed and enjoyable local alternative, efficient service, clean premises, and attention to customer satisfaction. Mike Childers, speaking as Manager of EastPort Marina, gave them especially high marks for maintaining clean facilities and doing an excellent job of garbage patrol.

Police response to complaints was discussed, as was the homeowner's process for initiating requests for citation. The owners of EastPort Bar & Grill were eager to reduce the number of Police requests for citation, and suggested that Harbor Pointe residents disturbed by the noise contact them directly. President Jim Carmany indicated that the Board would be willing to send out an e-mail to all residents providing the EastPort Bar & Grill phone number(s) for residents to use prior to calling the Police to report a disturbance. The two owners present said they would have to talk to their other partners first. They thought that no further measures to contain noise disturbance would be necessary.

-

Parliamentarian Report:

No report

Landscaping Committee Report:

Carl Stauske reported that plans are in place for volunteers to pick up decorative mums and pumpkins at 9:00a Wednesday morning (September 23).

No comparison bids have been received yet for crab grass pre-emergent and fertilizer application to compare to Golf Green's current practices and prices. Core3 Property Management will follow-up on these requests.

Building Committee Report:

Nick Johnson observed that the gutter above Garage 53 is pulling away. A buckled gutter on the back of the 400 garages (facing the main road) was observed as well. Core3 will be notified about these gutter issues.

Unit #516 submitted a Change Order to install Direct TV. Past expectations and restrictions were recalled. The dish cannot be installed on the riverside, and must be out of sight from the main road. Previously, other tenants sharing the courtyard did not have to approve the installation. Board Parliamentarian Gary Rafool was asked to look into responsibilities for damages done by the dish or to the roof or siding. If a future owner will not be using the dish left on the property, it should be taken down or the new owner will face liability for damages. This topic brought up questions about Harbor Pointe's insurance in general. Matt Smith of Core3 Property Management will be asked to look into the specifics of Harbor Pointe's insurance to clarify what is covered and to give an opinion if the specified amounts of coverage appear to be sufficient.

Nick Johnson reported that intermittently the main gate opens but will not close. Oberlanders was called, but the gate fixed itself before they could troubleshoot.

Old Business:

President Jim Carmany met with Secretary Anne Dickison for training on how to upload Minutes and other items to the Harbor Pointe website. Currently Board Meeting Minutes are distributed to both owners and renters. Concerns were raised that since financial specifics were cited in the Minutes, distribution of the Minutes should be more limited. Gary Rafool made a motion to restrict Core3's e-mail distribution of Board Meeting Minutes to owners only, and Jim Carmany seconded the motion. The motion carried with five for and one against. If renters wish to see the Minutes, they are encouraged to ask the homeowner to provide them.

Harbor Pointe's annual Christmas party will take place at Basta's on Sunday, December 6, from 2-4p.

GreenView evaluated the low spot behind #318, made several observations about drainage options, and laid out two or three proposals for solutions. Carl Stauske was asked to follow up with Fred Romane to find out how much each option would cost, and what the schematic differences entailed. This information would be shared with the Board before the choice of solutions was confirmed. All present were in agreement that work should proceed this fall. The money for this project is available in the 2015 Budget for Building Maintenance.

New Business:

The need to replace wooden decking with the more resilient composite board is coming closer. Discussion ensued about cost-sharing, where this project might fit in Long Term Planning, criteria for deck flooring replacement at the HOA's expense, strategies to allow elective replacement before the determination of structural compromise, and historical precedents set in 2010. Nick Johnson will look into the Board's history on this issue and put something together for the next Board Meeting.

Motion to Adjourn:

A motion to adjourn the September meeting was made at 9:28p, and was quickly accepted by everyone. Due to Jim Carmany's lack of availability to attend a Board Meeting the third Monday of October, the next HOA Board meeting will be moved up a week to take place at 7:00p, October 12, at Jonah's.

Respectfully submitted,
Anne Dickison, Secretary