



## Harbor Pointe HOA Board of Directors Meeting Minutes: June 19, 2017

President Jim Carmany called the meeting to order at 8:17p following adjournment of the Special Members Meeting called to discuss and vote upon the proposed Rules and Regulations of 2017. Other Board Members present: Sue McGill, Gary Rafool, Mike Childers, Nick Johnson, and Anne Dickison. Core3 Property Manager Mark Fetzer was in attendance. Three additional homeowners remained for the Board Meeting.

### **Approval of Prior Minutes:**

President Carmany asked for corrections to the May Minutes, but none were offered. Gary Rafool made a motion to accept the Minutes as written, Nick Johnson seconded, and the Minutes were approved unanimously.

### **Property Manager's Report:**

In consideration of the hour, Jim Carmany gave a very brief summary of property issues. Dues payments are all caught up; no one is greater than 30 days overdue now. The owner who wished to get his deck done early is set to proceed. In response to another owner's question, Mark addressed the limitations to paying our HOA dues by Credit Card and reasons behind the assessed flat fee surcharge.

### **Parliamentarian's Report:**

Gary Rafool reviewed procedures to follow now that a quorum of Homeowners attended the Special Members Meeting and the HOA Board voted to approve the proposed Rules and Regulations of 2017. Per the existing Declarations and Bylaws, dissenting Homeowners have 60 days to voice objections. To override any specific Rule once it is voted in, 75% of homeowners must agree to the override within a 60-day window of time from its passage. If no objections were raised by formal petition, and no new alterations were voted in by the requisite 75% of owners, the approved Rules and Regulations of 2017 would go into effect after completion of the required 60-day waiting period, which is August 19, 2017.

Today's preceding Special Members Meeting approved two motions, one to accept the new Rules to replace the Rules of 2006, and the second to authorize the President to certify in front of a Notary Public that the new Rules would go into effect after they were signed and notarized on or after August 22, 2017.

Minutes to today's Special Members Meeting will be read and approved at the next Members Meeting. If no other Meeting of the Members is convened in 2017, this will occur at the HOA's Annual Meeting next spring.

Gary offered recommended wording for a "preamble" to the Rules of 2017, and will work with Sue McGill, Chair of the Rules Committee and author of the final document, to ensure a proper and comprehensible introduction for its dissemination. He encouraged the Board to post the new Rules to our website and to provide copies to Realtors for reference.

**Treasurer's Report:**

Treasurer Sue McGill e-mailed the May financials prior to tonight's meeting. The starting figure for the 2017 Reserve Balance carried forward was **\$290,545.15**. So far this year, **\$39,981.20** has been added to the Reserves and **\$69,990** has been expensed, for a remaining total assets figure of **\$260,536.35**. Sue recently transferred **\$92,000** from the *Reserve Money Market* to *Reserve Checking* to pay for this spring's roof replacements and road project. As of May 31, **\$69,990** was paid for 3 sets (6 roofs) for Units 416-418 (**\$20,005**); Units 404-406 (**\$26,625**); and Units 608-610 (**\$23,360**). Expenses for Units 200-202 (**\$18,945**) will show up in the June financials.

Pending Reserve expenses include to Richard Cole for the Pilot Deck Floorboard Replacement Project (\$4000 approved, and coming to \$4000 on completion) and Building 400's Pilot Road Resurfacing Project (approximately \$7000).

The Operational Budget Checking account contains **\$73,332.84**. This is further broken down to: 1) Prior years brought forward (retained): **\$49,493.89** (this number remains constant all year); 2) Pre-paid dues: **\$11,792.60**; 3) Net (Income Minus Expenses) Year-To-Date: **\$12,046.35**.

**Treasurer's Notes:**

With summer grounds maintenance in full swing, landscaping line item expenses will show activity. The Cuttin' It Close maintenance contract is a separate line item called *Landscaping Subcontractors*; it is fixed at \$5356 monthly for seven months. *Landscaping Trees and Shrubs* is tree trimming and disease control performed by King Tree Service of Tremont. Most of the tree work is estimated to be done in July (\$4500). The third category is *Landscaping & Grounds* for improvements and work done outside the contract; most of that work is also targeted for July.

Gary Rafool moved to accept the June Treasurer's Report, Mike Childers seconded it, and it passed unanimously.

**Landscaping Report:**

Until a new Director for Landscaping is appointed, Jim Carmany and Sue McGill will serve as the Landscaping Liaisons. Jim will concentrate on grass issues, and Sue will focus on plant and tree concerns.

King Tree Specialists from Tremont, IL will be working with our large trees in the time frame of late July. Discussion took place about allocation of their budgeted services and efforts. Many of the pines have "scale" or are otherwise not thriving. The opinion has been expressed that the Colorado Spruce selected for many of our pine plantings do not do well in this area, so will not be replaced in like kind. Efforts will be made to save "Nick's Pine" located behind the 1xx mailboxes and used for Christmas decorations each holiday season.

The black locust tree with exposed and lawnmower-nicked roots in front of Unit #106 is responding well to mowing strategies to avoid further damages. Another projected intervention for this fall is to place a circle of mulch around its trunk to reduce the need for mowing quite so close.

Mike Childers reported that the irrigation system was experiencing a pressure problem in certain zones of irrigation. Lawns are looking greener in most areas, but some continue to show uneven or inadequate greening. Mike and Nick are working on identifying the source of these difficulties.

**Building Report:**

Mike Childers had no report other than what had been addressed previously.

**Community Relations:**

Nick Johnson and Jim Carmany reported that they had written letters and made phone calls to the Peoria authorities to seek some relief for the loud music being projected across the river. Few responses had been received at the time of this Board meeting. Jim Carmany did speak to a woman with the Peoria Park District who said that her office had received numerous complaints, especially about the Hip Hop program, and that her department was responsible for following up. Nick Johnson is also following up with the Peoria Park District, as they are the authority responsible for these Peoria events.

**Old Business:**

**Mailboxes:** Nick Johnson solicited advice on mailbox durability from our long-time mailman who advised against plastic mailboxes that can crack when accumulated ice is knocked off or a frozen door is opened. Using figures for the black metal mailbox demonstrated at an earlier Board meeting, Nick estimated that HOA costs for replacing all mailboxes using the existing mailbox structures amounted to \$1122.50 for lumber, boxes, and attached numbers. Nick made a motion to replace all current mailboxes with the chosen black metal mailbox for a cost to not exceed \$1500. Gary Rafool seconded the motion and it passed unanimously.

**Insurance:** Jim Carmany is lining up our HOA insurance broker to answer any questions that the HOA Board or any resident may have at the next Board Meeting.

**New Business:**

Jim Carmany conveyed information from Liberty Pest Control about our termite protection practices for the 4xx building. Dow Chemical now has a new product designed for one-time “preventative” application into the existing termite traps. Discussion took place concerning the cost of maintaining our current traps and practices, frequency of baiting, low incidence of termites, and intention to continue termite inspections every quarter no matter what baiting chemical was used in the traps. If we chose to switch to the new product, the HOA would incur a one-time charge of \$328. The annual charge for inspections is already budgeted and would remain the same. Gary Rafool made a motion to switch over to the new product and upgraded system for termite control for a one-time charge of \$328, and to continue the annual termite control charges as already budgeted. Nick Johnson seconded the motion, and all voted to approve.

**Motion to Adjourn:**

A motion to adjourn the April meeting was made at 9:22p by Gary Rafool, seconded by Sue McGill, and approved by all. The next Board meeting is scheduled to take place at Jonah’s on Monday, August 21, 7:00p.

Respectfully submitted,  
Anne Dickison, Secretary