



Harbor Pointe HOA Board of Directors Meeting Minutes: May 24, 2018

Note: Secretary Anne Dickison experienced a series of adversities over the last several months. She was able to attend all HOA Board meetings and take notes, but did not have the time, logistics, or physical endurance to write them up in a timely fashion. She apologizes for the delay in communications, and hopes that now things are more stable for her, she can get back on track.

President Jim Carmany called the meeting to order at 7:03p. Other Board Members present: Gary Rafool, Sue McGill, Mike Childers, Mike Kiernan, and Anne Dickison. Core3 Property Manager Mark Fetzer was not present. Eight additional homeowners attended this meeting.

Approval of Prior Minutes:

President Carmany asked for corrections to the April HOA Board Meeting Minutes, but none were offered. Sue McGill made a motion to accept the Minutes as written, Gary Rafool seconded, and the Minutes were approved unanimously.

Property Manager's Report:

In the absence of a report from Core3 Property Management, Jim Carmany presented his overview of current property issues.

*The Board sent a beautiful floral arrangement to the church for the April 12 services of Mary J. Dickison, Anne Dickison's mother, who passed away in March. Jim showed Anne's thank you note, and Anne expressed her appreciation to the Board for such a lovely and sincerely appreciated gesture.

***Dues:** President Jim Carmany and Property Manager Mark Fetzer spoke together at length about late dues, Late Fees, and consequent communications protesting, addressing, and resolving the situation. At present, all but one of the overdue HOA dues are paid, and everyone is aware of the correct amount to pay. Jumping ahead to **New Business**, Jim and Gary initiated a discussion about modifying the Bylaws as they pertain to Attorney Fees. The Bylaws state that the HOA cannot collect for the reimbursement of Attorney fees except through suit or judgment. Even though an Attorney becomes involved and is instrumental in bringing resolution to situations of repeated infractions, attorney fee expenses are not offset by Late Fees generated at 10% per unit per month. However, changing an HOA's Bylaws is labor intensive and expensive, and perhaps not worth the investment to address only the HOA's right to recoup Attorney Fees.

As a reminder to all, monthly maintenance fees are due to Core3 Property Management on the first of the month. Penalties and interest begin to accrue after the fifth.

***Roads:** City Coal is to fill potholes and cracks, mill and replace the black top in front of the 100x duplexes, and asphalt the eroded front entrance between Mariner's Way and the end of the island near the front gate. Weather permitting, roadwork is to begin next week. Core3 will send out notices and instructions.



Treasurer's Report:

Treasurer Sue McGill e-mailed the April financials in advance of tonight's meeting.

The starting figure for the 2018 Reserve Balance carried forward was **\$155,832.78**. In January, **\$15,000** was transferred from Operations to Reserves as per Board approval. So far this year **\$6250 per month** from dues were transferred from Operations to the Reserves, and **nothing** was expensed, for an April Year-To-Date Reserves balance of **\$196,423.87**. At this same point in 2017, our Reserve Balance was approximately **\$325,000**. The as yet untapped Reserves budget for 2018 includes **\$10,000** for road resurfacing, **\$10,000** for deck replacements, and **\$82,000** for roof replacements. The projection for roof expenses is based on three more sets of roofs to be replaced in 2018, with a fourth set of roof replacements possible.

The Operational Budget Checking account contains **\$86,140.53**. This is further broken down to: 1) Prior year brought forward (retained) from 2017: **\$69,365.16**. This number remains constant all year and compares to **\$49,493.89** brought forward from 2016; 2) Pre-paid dues: **\$14,542.38**; 3) Net (Income Minus Expenses) Year-To-Date: **\$2,235.20**.

Treasurer's Notes:

The 3% increase in dues initiated January 1, 2018 results in increased income to the Reserves of **\$6250 per month** as compared to **\$5833 per month** in 2017.

Budgeted expenses for normal monthly maintenance by our landscaping contractor resumed this month. Also adding to expense transactions this month was a snow removal charge of **\$1280**. Year-to-date snow removal expenses of **\$5077.50** come up against the annual budget of **\$7000** for snow removal.

Trapping that took place this month will be expensed later.

The next three years will be critical for the Reserves as we finish roofs, roads, and decks. Four more sets of roofs (eight units) will be completed this fall, and all remaining wooden decks should be converted to composite decking by next year.

Gary Rafool moved to accept the Treasurer's Report, Anne Dickison seconded it, and it passed unanimously.

Parliamentarian's Report:

No report

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.

Lots of damage from snowplowing occurred this year. Our landscaping contractor re-sodded the worst areas of upturned grass. This expense was only partially reimbursed. Jim Carmany, Mike Childers, and Mike Kiernan have started to work on replacing the plow-damaged sprinkler heads.

Sprinkler system: The system was started up but stopped again to identify and deal with 7-8 line breaks and numerous ruined sprinkler heads. Repair of these will entail an estimated 85 man-hours, and if contracted out would cost the HOA about \$7000. President Jim Carmany is seeking additional volunteers to help the HOA repair the system without having to hire outside labor.

Major landscaping projects: Sue McGill reported that landscaping behind the 400s is now completed. Riverside landscaping behind the 500s is the next priority. Planting trees across from the front of the 500 building will not take place this year, but remains a vision for the future. The huge Colorado Spruce behind 600-602 is beautiful but has badly overgrown its space and needs to go. Landscaping plans for the front entrance were discussed, but decisions will be postponed to a later year.

Sue made a motion that the HOA proceed with planned landscaping behind the 500s and removing the large spruce tree behind 600-602, for an amount to not exceed the 2018 Landscaping budget for special projects. Gary Rafool seconded the motion, and all approved.

Building Report:

Mike Childers and Mike Kiernan reported that they would like the HOA to buy a second hand-held receiver to control the **irrigation system** remotely. The researched cost of a new remote control is \$429 + tax. Mike Childers made a motion to purchase a second remote control for an amount to not exceed \$500. Gary Rafool seconded the motion, and all approved.

Change order: Unit #110 submitted a detailed proposal for placing a gas fire pit table on their patio. The supply line would tap in to the existing gas line and go underground. Discussion followed about limitations of size, conformance to patio restrictions, and responsibility for removal should the unit change hands. Approval of the Change Order was deferred pending further information.

Fence painting: Jim Carmany reported that two individuals were coming next week to give bids on touching up the peeling fence paint. Also under consideration for bids is a project for repainting or touching up white door trim throughout the complex as needed.

Community Relations:

No report.



Property Management - Construction Services - Maintenance & Landscaping

Old Business:

Property Survey: Jim Carmany shared a hand-drawn rendition of the property survey concerning the interface between Stoney Creek Inn and Harbor Pointe. This survey will serve to clarify responsibilities and assist us in forging agreements for ongoing maintenance along the fence line and for the retaining wall on the Stoney Creek side of our entrance. Responsibilities have been murky since the fence line is not identical to the property line.

New Business:

Modifying HOA Bylaws: At the start of the meeting during the Property Manager's report, Jim and Gary initiated discussion about modifying the Bylaws as they pertain to Attorney Fees. As the occurrence of Late Fees and their recovery for this year has been resolved, the indications for undertaking Bylaw change efforts with attendant expenses can be deferred to a later time and bundled with other topics.

Proposal for the HOA purchase of benches: Homeowners Joan Utley and Nancy Kypta put forth a nicely researched proposal for the creation of locations to sit down in grassy areas on the Stoney Creek side of Harbor Pointe. They were mindful of mowing considerations, aesthetic appeal, and endurance. Sue McGill made a motion to approve \$400 towards the purchase of two benches with concrete supports under the legs. Mike Childers offered to organize the volunteer labor to place them. Jim Carmany seconded Sue's motion, and it passed unanimously.

Holiday Lighting: Jim Carmany noted that long ago Nick Johnson initiated and promoted the idea of seasonal holiday decorations, and had always taken the lead with acquiring them, placing them, and taking them down again. Nick recruited Carl Stauske and a few others to help with this mission, but he remained the primary visionary and project manager. Nick's unexpected death two months ago left Harbor Pointe with a large sad absence in general, but one which will be most keenly felt with approach of the winter holidays. Jim spoke for the entire community in expressing his gratitude for Nick and our appreciation for his enthusiasm for holiday reminders. Jim is placing a call-out for some non-snowbird to take the lead in organizing and recruiting the work force to continue Harbor Pointe's tradition of holiday lighting.

Harbor Pointe's annual Fourth of July celebration: The HOA will hire two Security Guards again this year. Last year there were no issues with parking, disturbances, or illegal use of fireworks. Core3 will be sending out a notice soon. This year, since our traditional co-organizer Pam Johnson will be out-of-town, Vickie Carmany agreed to spearhead our annual Fourth of July Breakfast by herself. Jim Carmany and other volunteers will bring out the holiday decorations, mark the sprinkler heads, and coordinate irrigation, mowing, and landscaping schedules to show off our venue to its best advantage.

Motion to Adjourn:

A motion to adjourn the May meeting was made at 8:49p by Gary Rafool, seconded by Sue McGill, and approved by all. The next Board meeting will take place at Jonah's on Monday, June 18, at 7:00p.

Respectfully submitted,
Anne Dickison, Secretary