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Harbor Pointe HOA Board of Directors Meeting Minutes: May 20, 2019

President Jim Carmany called the meeting to order at 6:59p. Other Board Members present: Gary Rafool, Anne Dickison, Sue McGill, Mike Childers, Mike Kiernan, and Isaac Imig. Core3 Property Manager Mark Fetzer was absent. Seven additional homeowners attended the meeting.

Approval of Prior Minutes:

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

Property Manager's Report:

Jim Carmany reported that the workman's comp insurance audit by our insurance carrier was still underway.

One unit owner is significantly delinquent in paying HOA dues. Harbor Pointe's attorney has been consulted and is working with the unit owner's attorney to resolve the situation.

Treasurer's Report:

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

The starting figure for the 2019 Reserve Balance carried forward was **\$120,478.23**. In January, **\$10,000** was transferred from Operations to Reserves as per Board approval. This year **\$6667 per month** from dues are being transferred from Operations to the Reserves. In March, **\$10,000** was paid to Richard Cole for deck replacements; this is the sole 2019 Reserves expense to date. The April Year-To-Date Reserves balance is **\$147,623**. At this same point in 2018 the Reserves Balance was **\$196,424**. In 2019, all roof, road, and deck projects are timed to fit the available Reserve funds.

The Operational Budget Checking account contains **\$74,965** compared to **\$86,143** a year ago. This balance is further broken down to: 1) Prior years brought forward (retained) from 2018: **\$47,214** (this number remains constant all year); 2) Pre-paid dues: **\$20,136**; 3) Net (Income Minus Expenses) Year-To-Date: **\$7615**. Routine landscaping charges have begun to come in and will be paid monthly as contracted over seven months of the year. The YTD Net is **\$11,587** higher than Budgeted at this point in time, but will correct towards the Planned Budget as anticipated expenses continue to come in.

Treasurer's Notes:

- *The dues increase initiated January 1, 2019 results in income to the Reserves of **\$6667 per month**.
- *Expensed items are in line with the budget.
- *Financials are stable. Reserve expenditures will be challenged in 2019-2020, as expected.
- *A CD matured in March and was rolled into Reserves Checking as planned.

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

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Parliamentarian's Report:

No report.

Landscaping Report:

Until a new Director for Landscaping is identified, Jim Carmany and Sue McGill serve as the Landscaping Liaisons. Jim concentrates on grass issues, and Sue focuses on plant and tree concerns.

Sue McGill reported that about 30 plants succumbed to winter damages. Some of these may not have budded out quite yet, so the assessment of winter kill will continue for another week or two. Not all of the dead landscaping plants will be replaced. Kathy Kiernan is assisting Sue with identifying plants to be removed and with the selection of flowers to be planted in the community flower beds. The next big landscaping project planned this year will be revisions to the south end of the 200s.

Jim Carmany reported that the grass was already mowed three times, but mowing had to be paused due to saturated grounds and frequent rains. Anne Dickison noted some new browning around garden borders and sidewalk edges, as well as some yellowing of garden plant leaves, and wondered if this could be related to the recent application of pre-emergent and fertilizer. Jim would look into it with Cuttin' It Close.

Building Report:

Mike Childers reported that repairs on a broken gate are underway, and until the repairs are completed, the gate has a chain on it to hold it closed. Further queries about gates and fences were fielded by Mike. Some siding noted to be dislodged after the recent storm was reported for repair, but otherwise storm damages were minimal.

Community Relations:

No report.

Old Business:

***Decks:** The project is about half way done and is targeted for completion sometime in June. Jim Carmany will let Richard Cole know that one of the decks to complete is a top priority so that it will be ready for a wedding on June 26. Congratulations to new owners Paul Gaier and Kim Nelson in unit #526!

***Roofs:** Replacement of four sets of roofs is projected for 2019. The first set (#304/#306) was done this spring due to an identified issue with it. The other three sets of roofs are tentatively scheduled for the autumn at an estimated cost of **\$83,000**.

***Asphalt overlay:** Bids were received for the 200 and 300 frontage road sections for 2019. Both sections cannot be done simultaneously. Work on the 200-frontage road will begin this spring after all immediate roof work is completed, and work on the 300-frontage road will take place this fall after the last of the 2019 building 3xx roofs is replaced. Core3 will send out parking instructions as times are better known. Areas for spot road repair have been flagged in pink paint. Flagging will be kept current this summer so repairs can take place on very short notice as the opportunities arise.

***Board Roles:** All Board roles will remain as they were last year. As time goes on and availabilities change, the Board will adjust within itself to make sure all vital functions are covered.

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***Snowplowing:** Jim Carmany reported that discussions and negotiations are still underway for replacing our current snow removal vendor. A vendor will be confirmed before the 2019/2020 season, but may end up being significantly more expensive. Mike Childers observed that among the owners there may be snowbirds who would not mind if their walks and drives were not shoveled with every snowfall, while others expressed concern that not removing snow from a driveway might indicate an unoccupied unit. Discussions about the challenges of coordinating and communicating dates for “no plowing necessary” units took place. Jim said he would seek input from known snowbirds about the most palatable ways to reduce snow removal costs.

***Golf cart:** Not yet fixed.

New Business:

***Gutters:** Massey Roofing brought to Jim Carmany’s attention the excessive wear on townhouse second floor shingles that were being caused by water cascading from the third-floor gutter outlets and falling directly on the shingles. It was suggested that installing a downspout extension to route collected third floor roof rain directly into first floor gutter and downspout systems would reduce wear and tear on second floor roofs. Jim took bids from Massey Roofing and Carlson’s, the company that did our gutter repairs last month. Approximately 20 townhouses would benefit from the downspout extensions. Neither the duplexes nor the condo building roofs are affected in the same way. Jim made a motion to proceed with purchase and placement of downspout extensions to route third floor roof rain to first floor collecting systems for a total cost to not exceed **\$1500**. Sue McGill seconded the motion, and all approved.

***River Rock:** Sue McGill suggested obtaining a supply of river rock for owners to take in order to supplement supplies and cover bare spots in their own unit’s gardens. Discussion took place about where the rock pile could be located with the least amount of inconvenience to traffic and parking. The decision was made to pile the rock in the small parking area across from unit #600. Provision of the rock would come out of the Landscaping budget, and distribution of the rock would be left up to individual homeowners.

***Water quality:** Anne Dickison brought in a plastic water bottle to demonstrate the excessive lime deposition and poor tap water quality she had been dealing with in #108. Last November, her tap water abruptly became milky, highly alkaline, and prone to rapid development of dark green algae. Over the next month, all her indoor plants died, and glass surfaces and anything else exposed to tap water developed a rough and chalky coating of lime. The water was tested by several different agencies. Ultimately her water softener and several pipes were replaced, and the water cleared up but remained alkaline. The duplex neighbor did not experience the water same issue. Hard water is a given in the Peoria area, but this set of chemistries was out of the ordinary. Anne wanted others to be alert to the possibility that metal pipes, water heaters, and water softeners could fill with lime deposits and seriously affect the quality of our tap water.

Motion to Adjourn:

A motion to adjourn the April meeting was made at 7:51p by Anne Dickison, seconded by Mike Kiernan, and approved by all. The next scheduled Board meeting will take place at Jonah’s on Monday, June 10, at 7:00p.

Respectfully submitted,
Anne Dickison, Secretary

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