

Harbor Pointe HOA Board of Directors Meeting Minutes: May 15, 2023

HOA Board Meetings are being held by ZOOM.

President Jim Carmany called the May HOA Board meeting to order at 6:01p. Other Board Members present: Mike Kiernan, Gary Rafool, Anne Dickison, Greg Smith, and Denny Klein. Core3 Property Manager Mike Mayers also participated, and one additional homeowner was present on this Zoom call.

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, Greg Smith seconded, and the April Minutes were approved unanimously.

Property Manager's Report:

For tonight's meeting, Mike Mayer emailed us the Core3 Property Manager's Report.

Harbor Pointe HOA

May 15, 2023

Core 3 Recap – Michael Mayer

- Accounts Receivable – 2 HOA fee delinquencies – payments are scheduled this week for both
- Accounts Payable – Current; all bills to date are paid
- Insurance - Audit of Homeowner Insurance Certificates of Insurance is up to date.
- Maintenance -
 - 1) Brick walk repair #312 – Completed, ticket closed
 - 2) #318 siding loose – Richard Cole scheduled to repair this
 - 3) #204 Massey soffit repair scheduled
- Projects – No Core3 projects are currently scheduled

Treasurer's Report:

In advance of tonight's ZOOM meeting, Treasurer Greg Smith e-mailed Board members the April Financials.

Long Term Reserves

Our Reserves started out this new 2023 budget year at **\$94,893**, then increased through monthly interest earned and through the monthly transfers of **\$7171** (from HOA dues) from *Operations* to *Reserves*. As of April 30, 2023, the Reserves Balance was **\$120,324**. Though growing, this figure is low and needs to be built up.

Operations

The Operations checking account has **\$92,595** in it. An increase in operating expenses is expected to ramp up at this time of year. YTD, our *Operating Expenses* are under budget by **\$4,243**.

The *Operations Checking Account Total* is summed from three sources:

- 1) Prior years brought forward (retained) from 2022: **\$58,253**. This "*Prior Retained Earnings*" number remains constant all year.
- 2) Pre-payment of dues (as of 4/30/23): **\$19,424**.
- 3) Net (Income Minus Expenses) April Year-To-Date: **\$14,916** [*Calculated Retained Earnings for 2023*]

Treasurer's Notes:

*Landscaping monthly maintenance charges commence in April.

*For 2023, **\$7171** from dues is the budgeted monthly transfer from *Operations* to *Reserves*.

* President Jim Carmany and Treasurer Greg Smith met to analyze the feasibility of taking a portion of the *Long Term Reserves* to invest in a limited-term CD to increase the interest yield over what the same amount would have earned while remaining in our Money Market account. They found the financial consultant at Edward Jones to be very helpful. Jim also checked out CD rates offered by other banks but could not match the conditions at Edward Jones. Gary observed that CD interest rates were likely to increase next year as the economy reacts to its current challenges, so tying up *Reserves* funds in a new CD under today's conditions might not bring us the most optimal yield. Jim and Greg determined that projects planned this year left us little cushion so they recommended that we take a pass this year and revisit the topic again next year.

Gary made a motion to accept the Treasurer's Report, Mike Kiernan seconded, and all approved.

Parliamentarian Report:

Gary Rafool brought up several of his ongoing concerns about homeowner compliance to our adopted Rules for external appearances. Discussions about this included the continued presence of an ADT security sign without an accompanying Change Order and brought out other ideas for ways to approach the situation. Gary reiterated his request for another HOA walkabout this year. Anne, still recovering from two recent surgeries affecting her mobility, indicated that at this point she was unable to participate, but perhaps by autumn another community walkabout would be both doable and valuable.

Landscaping Report:

Mike Kiernan reported that King Tree will be here tomorrow to look at **removing the six pear trees** that were dropping berries and making a mess on homeowner driveways, shoes, car interiors,, tires, and carpets. When surveyed, one of the homeowners initially indicated that he liked his tree, but since changed his mind and now asks that it be removed with the others. There are six trees involved: four in courtyards and two on Harbor Pointe Drive. Unfortunately, one cannot plant a new tree where stumps of the removed trees were ground down. Replacement options and concerns were discussed, but replacement issues were deferred to a later date to uncouple the decisions to remove and to replace. With no affected homeowners objecting to removal of any of the large, mature, berry-producing pear trees, work will proceed if the bid from King Trees seems reasonable.

Mike also reported that **spring flowers** were obtained to plant under the mailboxes and in our interior roadside corner flower beds. He brought up questions about refreshing rock and replacing landscaping cloth where it had become exposed or frayed. Jim noted that over the weekend, #312 had a sewer back up, and that in unclogging it they had to dig up their riverside landscaping. When the sewer work was completed (at the homeowner's expense), Cuttin' It Close would come back with more river rock and clean up the excavation site so that communal landscaping was restored.

Jim Carmany reported that **Commercial Irrigation** plans to get the irrigation systems started up soon. Core3 will send out notices to let us know when to keep our windows shut and cars away from the sprinkler heads. Water used in the irrigation system comes from the river and can be silty, especially when the system is first flushed out and sprinkler heads are first tested.

In 2022, the BOD discussed continuation of budgeted expenditures on **tree health maintenance**. This topic was briefly discussed again. Several trees are looking rather compromised. Cuttin' It Close has already started placing mulch and fertilized soil around our community tree bases. Now that more trees and bushes have leafed out, Mike Kiernan and Jim Bill of Cuttin' It Close will be performing Landscaping's annual review of winter kill, and will report their findings and recommendations at the next meeting.

Building Report:

Denny Klein reported that grass mowing has not been an issue this year, and that our lawns all appear to be in good health. He also noted that we've had a number of very windy storms this year. All damages to siding and other areas, except for some flashing on #204, have been repaired.

Community Relations:

No formal report. Gary asked if there had been any feedback on the idea of the HOA initiating the practice of placing memorial plantings to commemorate the passing of long term homeowners. Jim Carmany responded that the feedback he had heard had been variable and without a clear direction. For now, no further action will be taken.

Old Business:

Summary of e-mail motions and votes since our last HOA Board Meeting: Over the past year but especially during the summer of 2021, as more and more discussions, HOA business matters, and decisions were taking place by e-mail, it became apparent that the HOA Board Meeting Minutes might not be adequately capturing or reflecting the necessary discussions or documentation. The Board resolved to report in the Minutes all motions and votes taking place by email in the interval of time following the prior HOA meeting. Subsequent to our April Board Meeting, no email motions were made, nor votes taken.

Dryer Vent Cleaning: The HOA project to coordinate/provide vent-cleaning services was set in motion in 2021 with the choice of Meinders Duct Company to supply the dryer vent-cleaning services to two buildings at a single visit. In 2022, Meinders, with the help of Massey Roofing for the steeper roofs, completed the cleaning of all dryer vents in the 300s and 400s, therefore all but the dryer vents in the 200s have been done. The 200s will be done in 2023. Some of the dryer vents were pretty clogged up. As it seems that no two units have the same venting routes; some will clog faster than others. Keeping the vents clear is our best protection against the most common cause of home fires. Vent-cleaning of the 200s will be scheduled for later this summer.

Roads: The last remaining section of Harbor Point Drive in line for resurfacing was to be scheduled once duplex #600/602 had been re-roofed. Jim Carmany met with City Coal to discuss costs and considerations for the next section. City Coal decided they could not do the resurfacing work for at least a couple of months, but they did want to seal the section of resurfaced road completed two years ago (the 300s), and maybe later this summer additionally seal off last year's new asphalt in front of the 400s-500s. The estimated cost for the 300s sealing is **\$1200-1300**. A newly sealed road cannot be driven on for 2-3 days, and cautions with doing certain other activities lasts even longer. Core3 will send out notices and instructions. Jim Carmany set out cones today in anticipation of sealing to begin, weather permitting, later this week.

Painting of street lamp poles, front door jambs, and remaining condo building wooden decks (not the composite decking) is still on Core3's desk. Jim reiterated to Core3 that we are still interested in pursuing this project this year.

Solar panels: Roof replacement on #600-#602 has been completed so all the 2023 planned roof work has been done. Legacy Solar can begin its solar panel installation on #600's new roof at any time now. Currently they are tentatively targeting the installation for June.

Casement rollout window replacements : Richard Cole and Jim Carmany are looking at other brands of casement rollout windows that could serve as alternative choices to Anderson and Pella. Denny Klein reported that other vinyl windows of our needed dimensions are available in showrooms locally and may want to be considered. Denny will provide Jim more information on one brand. Jim will report back to the Board with additional details from Richard Cole from his looking into possible alternative choices, and will keep the Board posted with comparison information as it becomes available.

New Business:

No new business.

Motion to Adjourn:

A motion to adjourn the May 2023 HOA Board of Directors meeting was made at 6:30p by Gary Rafool, seconded by Greg Smith, and approved by all. The next ZOOM HOA Board meeting will take place on Monday, June 19, at **6:00p**. Core3 will send out the link. Anne is having finger surgery that day and will not be able to take notes, so a substitute secretary will be conscripted.

Respectfully submitted,
Anne Dickison, Secretary