



Harbor Pointe HOA Board of Directors Meeting Minutes: November 20, 2017

President Jim Carmany called the meeting to order at 7:01p. Other Board Members present: Sue McGill, Gary Rafool, Nick Johnson, and Anne Dickison. Core3 Property Manager Mark Fetzer was not present. Four additional homeowners attended the meeting.

Approval of Prior Minutes:

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

Property Manager's Report:

No report.

Treasurer's Report:

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

The starting figure for the 2017 Reserve Balance carried forward was **\$290,545.15**. As of the October financials, so far this year **\$70,103.72** had been added to the Reserves, and **\$189,939** had been expensed, for an October year-to-date net negative of minus **\$119,835.28**. A significant transaction this month was **\$54,065** for roofs. Another **\$26,830** will be posted in November.

The Operational Budget Checking account contains **\$70,425.62**. 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: **\$10,256.98**; 3) Net (Income Minus Expenses) Year-To-Date: **\$10,674.75**.

Treasurer's Notes:

A second Insurance payment of **\$4670** was posted. *Landscaping & Grounds* is complete for the year at **\$7345** of **\$7500** budgeted. The *Cuttin' It Close* maintenance contract is a separate line item called *Landscaping Subcontractors*, and is on target as budgeted. *King Tree Service* work is complete, but we have not yet received their bill.

Gary Rafool moved to accept the Treasurer's Report, Nick Johnson 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.

Cuttin' It Close's maintenance contract is for seven months of the annual growing season. Built in to the contract are discretionary funds and extra time to use for special projects. They are also available to provide more services if requested and Board approved. Their current contract extends through the end of 2018.

Jim Carmany noted that the day lilies and some of the bushes look bushier than we are used to seeing them at this time of year. This may be a learning curve or just a different management style. He also noted that the burning bushes and lilacs did not do well over the summer so they were cut back. With the unusually warm autumn, it is not yet known when the last mowing will be, but final leaf cleanup is already completed.

Sue McGill noted that since the tree work did not cost as much as budgeted, the remainder will be applied towards tree nutrition.

Building Report:

Nick Johnson reported that the sprinklers were blown out for the winter.

Nick also reported that the segmental roadwork done this fall included moving some of the irrigation heads and increasing the depth of gravel in the expanded area for parking. Drainage and compaction of the gravel over time will be evaluated as future sections of roadwork are being considered.

Jim Carmany thanked Nick for his work on the new mailboxes. The numbers are bright and easy to see, and their freshness adds a lot to our curb appeal.

Community Relations:

No report.

Old Business:

No report.



Property Management - Construction Services - Maintenance & Landscaping

New Business:

Holiday Party: Nick Johnson reaffirmed that our Holiday Party is scheduled for 2:00p Sunday, December 3, at the "Boat Heads Bar and Grille" (formerly known as the EastPort Bar and Grille).

Budget for 2018: Prior to the October HOA Board meeting, the draft budget for 2018 was distributed to all owners. To date, only one comment was received regarding the proposed dues increase of approximately 3%. No further questions or objections were raised at this time. Gary Rafool made a motion to adopt the 2018 budget as proposed, Sue McGill seconded the motion, and it was approved by unanimous vote.

Election of Board Members at the Annual Meeting 2018: Three-year terms for Nick Johnson, Mike Childers, and Gary Rafool will expire in April. A seat on the Board from the 2017 three-year rotation remains vacant. Jim Carmany and Sue McGill have been splitting the Landscaping Director's responsibilities in the interim. **Please notify President Jim Carmany, any of the current Board members, or Core3 Property Manager Mark Fetzer if you are interested in being considered for any of these positions.**

Motion to Adjourn:

A motion to adjourn the November meeting was made at 8:14p by Nick Johnson, seconded by Gary Rafool, and approved by all. The next Board meeting scheduled is the Annual Meeting to take place at Jonah's on Monday, April 16, 2018, at 7:00p.

Respectfully submitted,
Anne Dickison, Secretary