



Harbor Pointe HOA Board of Directors Meeting Minutes: October 10, 2017

President Jim Carmany called the meeting to order at 6:59p. Other Board Members present: Sue McGill, Gary Rafool, and Nick Johnson. Core3 Property Manager Mark Fetzer was also present. Four additional homeowners attended the meeting.

Approval of Prior Minutes:

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

Property Manager's Report:

Property Manager, Mark Fetzer, reported the following items:

The Harbor Pointe grass maintenance vendor, Cuttin' It Close, was notified that there has been a growing number of grass scalping incidents during mowing. The vendor committed to work to eliminate or reduce these occurrences.

To date, 5 unit owners have opted to have their patios power washed when the algae on the buildings are treated. Patio power washing at a cost of \$25 was offered to all Harbor Pointe unit owners as an optional service.

Guttermasters informed Core 3 that their calendar would be freeing up around Oct 16 and they should be able to address the unit 202 gutter leak shortly thereafter.

The sale of Unit 530 is completed and the new owners have been contacted.

The front gate call panel currently contains old names and telephone numbers. This condition is a matter of infrequent updating rather than a problem with the software. Core 3 plans to perform a task shortly to clean up the data.

Core 3 received a request from a unit owner for information on how roofs are prioritized for replacement. Jim updated all at the meeting that the roofing company assesses our roof conditions each year and prioritizes roof replacement candidates based on the individual roof condition. The HOA then authorizes roof replacements based on that priority and monies available. Jim Carmany asked Mark to forward the request to him and he will reply to the unit owner.

Sue McGill asked Mark how the Board is notified of unit sales. Mark replied that Core 3 is contacted prior to any property closing for information on any outstanding payments due to the HOA. Core 3 will then send an email to Jim Carmany to notify him of the pending closing.

Nick Johnson asked Mark if Core 3 received any response from Crossroads Concrete regarding promised rework of a 2015 job done at Harbor Pointe. Mark replied that the company has not replied to their inquiry.

Treasurer's Report:

Sue McGill provided the Board with a short overview of methods for collecting and reporting long term reserve income and expenditures. She then officially presented the proposed 2018 Budget based on the proposed 2018 dues increase of approximately 3% and asked for Board approval of said budget. Jim Carmany replied that the 2018 Budget presentation in this meeting was for the purpose of Board discussion and unit owner inquiry or input. He added that the proposed budget and dues increase had already been sent to unit owners for their review prior to this meeting. He added that official Board approval would not occur until the November meeting.

Sue then continued with financial reporting as of September 30.

The starting figure for the 2017 Reserve Balance carried forward was **\$290,545.15**. As of the September financials, this year, **\$64,131** had been added to the Reserves, and **\$135,874** had been expensed, for an September year-to-date net negative of minus **\$71,743.30**. All of the expenses were from planned capital improvement projects and the \$71K deficit is covered with the reserve funds accumulated over previous years.

The Operational Budget Checking account contains **\$72,817.14**. 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: **\$9,883.98**; 3) Net (Income Minus Expenses) Year-To-Date: **\$13,439.27**. Sue noted that the \$13,493.27 figure represents the dollar amount for which we are ahead of planned expenses at this point in time, but expenses from October through December could erode this surplus.

Sue then made a motion to accept the financials reporting. Gary Rafool seconded the motion and the Board unanimously accepted the report.

Parliamentarian's Report:

Gary Rafool reported he had no items to report.

Landscaping Report:

Sue McGill reported that the major landscape trimming project was completed. Fall clean up, including leaf removal, will be done in upcoming months.

Sue then requested that an effort be started to develop standards and policies for the planting of items in courtyards and other common ground areas. Sue noted that it is very difficult to determine what landscape items are HOA planted and which are resident planted. She continued by clarifying that all courtyard and riverside decorating rules recently adopted only covered plants in pots, statues, and other decorative items. A lengthy discussion ensued in which differences of opinion for both planting rules and subsequent maintenance of such items became apparent. There was also some confusion on whether or not the HOA is requiring change orders for non-HOA plantings in courtyards and common areas. Sue then stated that the disparity in Board member viewpoints on landscaping was a strong indicator for the need to review landscaping rules and policies. She requested the Board to analyze and formulate policies over the winter months.

Building Report:

Nick Johnson, reporting for Miike Childers, reported there were no other building items to report other than the ones already covered in the property managers report.

A resident asked if push button door locks could be mounted on front entry doors. Nick answered that several units have that type of lock and that no change order is required as the locks replace existing door mounted hardware.

Jim Carmany then brought up the topic of cleaning the algae off exterior walls of buildings. Jim reported that a vendor cleaned one of the units as a test and provided a quotation for the entire complex. The vendor utilizes a low powered spray that cleans the walls immediately. The spray used is safe for both plants and animals. Jim made a motion to proceed with the cleaning at an expense not to exceed \$2,000. Sue McGill seconded the motion and the Board approved the motion unanimously.

Jim also reported on a recent investigation to replace the 100 duplexes rain draining pop ups with an underground connection the city storm sewer. The total cost for all three buildings was \$28,762. Since our current budget cannot support an expenditure of that size, Jim suggested the item be tabled and reviewed for possibility of breaking the work into smaller pieces.

Community Relations:

Nick Johnson reported he attended a meeting of the Peoria Riverfront Planning and Policy Committee. In that meeting, Nick spoke to the group about ways that Harbor Pointe and the City of East Peoria addresses amplified music noise in the area. Shortly after that meeting, a three-day music event was held on the Riverfront. Music on the first night of the event was extremely loud. Nick contacted City of Peoria representatives who were at the committee meeting to let them know that the condition had not improved. In the following two days of the event, noise was nonexistent. Nick is cautiously hopeful this indicates change in amplified music management which will continue into next year.

Old Business:

Roads: An owner inquired on the status of replacing private Harbor Pointe road. Nick Johnson replied that due to affordability, the Board continues to pursue an approach of refurbishing sections of the road on a yearly basis. He added that the main entrance is a top priority and that estimates are being procured for that work.

New Business:

Leak: An owner reported that he had a leaking problem on a third floor window. Jim Carmany advised the owner that window replacement is the responsibility of the owner. He added that the owner should contact Pella and that they may be able to repair rather than replace the window.

Next meeting: In the next Board Meeting, the Board will vote on approval of the 2018 proposed budget and 2018 HOA dues.



Property Management - Construction Services - Maintenance & Landscaping

Motion to Adjourn:

A motion to adjourn the September meeting was made at 8:44p by Jim Carmany, seconded by Sue McGill, and approved by all. The next Board meeting is scheduled to take place at Jonah's on Monday, November 20, 7:00p.

Respectfully submitted,
Nick Johnson for
Anne Dickison, Secretary