



Harbor Pointe HOA Board of Directors Meeting Minutes: September 5, 2017

President Jim Carmany called the meeting to order at 7:13p. Other Board Members present: Sue McGill, Gary Rafool, Mike Childers, Nick Johnson, and Anne Dickison. Invited guest Mark Whitlock from Summer Insurance of Washington, IL was here to answer questions about Harbor Pointe's insurance coverage. 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 June Board Meeting Minutes, but none were offered. Call for corrections and approval of the Minutes for June's Special Members Meeting will take place at the next Annual HOA Membership Meeting. Gary Rafool made a motion to accept the June Board Meeting Minutes as written, Nick Johnson seconded, and the Minutes were approved unanimously.

New Business item: Insurance

Jim Carmany introduced Mark Whitlock of Summer & Associates Insurance, LLC, a division of Troxell Risk Management and Insurance Solutions. Mark, Harbor Pointe's insurance broker for the condo building and HOA common grounds, was invited to address some of the insurance questions that arose while we were discussing and revising Harbor Pointe's Rules and Regulations of 2006. He reviewed our current HOA policy parameters and answered many questions from the Board and other homeowners present.

Mark Whitlock is available to answer individual HOA coverage questions or discuss supplementary coverage recommendations for individual owners. He can be contacted at mwhitlock@troxellins.com or by phone at (309) 444-3171.

Property Manager's Report:

No report from Mark Fetzer

Treasurer's Report:

At the time of the August Board meeting rescheduled to September, July financials had been distributed but August financials were not quite ready. Treasurer Sue McGill subsequently e-mailed the August financials once they became available.

The starting figure for the 2017 Reserve Balance carried forward was **\$290,545.15**. As of the August financials, so far this year **\$58,144** had been added to the Reserves, and **\$101,170** had been expensed, for an August year-to-date net negative of minus **\$43,025.22**. Significant transactions this month included **\$4000** for Richard Cole's Pilot Deck Floorboard Replacement; **\$6735** for Building 400's Pilot Road Resurfacing Project; and **\$5854** for pending Deck expenses which will be processed and posted in September's financials.



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The Operational Budget Checking account contains **\$80,473.71**. 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: **\$11,536.82**; 3) Net (Income Minus Expenses) Year-To-Date: **\$19,443.00**.

Before the October Board Meeting there will be meetings of the Reserves Workgroup to consider projections for Roofs and Roads, and a meeting to review components of the 2018 budget to evaluate and accept or modify before putting together a proposed budget to present to the owners for consideration.

Treasurer's Notes:

The monthly electricity bill for August appears high because not all the bills were received in July. The charges for the line item *Pest Control* included the trapping and removal of several unwanted visitors like skunks, raccoons, and opossums. To be posted in next month's financials, the cost for landscaping the riverside of Building 400 came in as budgeted at **\$6342**.

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

Parliamentarian's Report:

Gary Rafool reported that the adopted Rules and Regulations of 2017 met the Bylaws' 60-day requirement for petitioning the Board for changes, and is ready now for signature by the HOA President. Once the document is signed and notarized, Secretary Anne Dickison will receive a copy to post on our website. Core3 will distribute the final document to owners. After a short discussion about recording the document in the recorder's office, a step that would require a different format, President Jim Carmany and Parliamentarian Gary Rafool agreed that this extra step would not alter the legitimacy of the notarized document as is.

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.

King Tree Specialists from Tremont, IL were contacted again to trim our large trees and evaluate their health. Disease Control and Nutritional Supplement services are scheduled for September.

Sue McGill reported on specific tree concerns. Pine scale has been identified and will be treated. Removal of certain trees will take place in the future. Cuttin' It Close removed some of the exposed and lawn-mower nicked roots of the large black locust tree in front of Unit #106, and covered remaining exposed roots with a large circle of thick mulch to protect them from further injury.

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. Board members commended Jim Bill's company and his workers for the quality and consistency of the services provided, and for their willingness to work with us as a team. Their current contract extends through the end of 2018.

Jim Carmany noted that weeds and fescue grass are infiltrating the front gate area. Stoney Creek has a lot of fescue patches as well. The only way to get rid of this resistant grass is to apply Round-Up and then replant. Landscaping ideas reducing the amount of grass in the entrance area were discussed including mulch, rocks, new plantings, widened walkways, and other alternatives to grass. Jim Bill will mark the fescue patches and apply Round Up to them this fall and yearly thereafter.

Building Report:

Nick Johnson made a motion to approve a change order for enclosing an open patio to convert it to a 10x10 sunroom nearly identically to the companion townhouse's sunroom. The only difference between them was the requested use of tinted glass. The variance in glass tint would not be noticeable from Mariner's Way. Gary Rafool seconded the motion, and all approved.

Nick Johnson summarized options explored for addressing problems in low or poorly inclined areas of patios, driveways, and sidewalks. Of the bids submitted, Bix Basement Solutions came in with the most favorable minimum charge, total cost, and availability of scheduling. The price quoted included lifting the wrongly inclined driveway of #202 and repairing a trip hazard on the sidewalk of #106. More small projects could be addressed at the same time for little extra cost. They worked with a self-contained truck and hose, but could access all areas while parked in the street. Sue McGill made a motion to proceed with Bix Basement Solutions for a total expense not to exceed **\$1000**. Gary Rafool seconded the motion, and all approved.

Sue McGill noted that green algae on the north sides and riversides of many units were becoming more widespread and more visible from the street. Solutions and reservations were discussed in detail. Jim and Sue would ask Core3 for recommendations, and would set up meetings with potential providers. Concerns about pressures used, chemicals used, damage to landscaping, parking limitations, how to access to high places, and sources of water would have to be addressed before we proceeded with any pilot washings.

Jim Carmany reported that the duplex buildings all have roof gutters draining to pop-ups in the yard. Heavy rains lead to yard puddles and drainage issues. When they were installed, downspouts were never put underground to join up with city storm sewers draining to the river. Last month, electrical, irrigation, and plumbing lines were mapped out prior to an assessment if rerouting the downspout runoffs would be possible. Jim met with a sewer and drain company to look at unit 100-110's drainage systems, and is awaiting an opinion if rerouting rainfall runoff would be feasible.

Community Relations:

Nick Johnson and Jim Carmany reported that they had written letters and made phone calls to the Peoria authorities to seek some relief for the loud music being projected across the river. Nick Johnson followed up with the Peoria Park District, as they are the authority responsible for these Peoria events. Efforts to curb Peoria noise have been largely unsuccessful.

Old Business:

Mailboxes: Nick Johnson reported that the new mailboxes are in his garage, but they still need numbers. Work would proceed once other more time-sensitive projects were out of the way.

Gutters: An owner noted that a stream of rainfall from his roof level was running down the side of the neighboring unit. The owner thought the problem might be related to the gutters. The situation was only recently reported to Core3, but no investigative activity had taken place yet at the time of this meeting. Jim Carmany noted that Massey Roofing was looking at the gutters as they progressed with roofing, and were reporting problems as they were identified.



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Roads: An owner expressed that Harbor Pointe's front entrance road was cracked and crumbling, and it looked really bad. He asked for an update on Mariner's Way road repairs and if road plans for the HOA included this stretch in particularly bad need of repair. Jim Carmany responded that the section of road between Mariner's Way and our gate was the HOA's responsibility. At this time, the Board was unaware of any roadwork efforts that had passed the City's budgeting approval for next year. Board members all agreed that the entrance section needed work, but obstacles like the gate opening electronics, choice of surfacing materials, and compatibility with future surfacing projects would have to be taken into consideration. Discussions took place about adjusting the timeline in our Long Term Budget Plan, extending planned work for next year to include resurfacing part of the front entrance, and limiting the initial resurfacing to the short section between Mariner's Way and the entrance's center island.

New Business:

Resident Listings: Anne Dickison reported that the directory of resident names that was posted to the Harbor Pointe website earlier this summer listed phone numbers as well as names and unit numbers. In the past, some owners objected strongly to the publishing of their phone numbers or e-mail addresses in conjunction with their unit numbers. Jim Carmany will work with Core3 to revise the 2017 directory to limit the information posted.

Holiday Party: Jim Carmany announced that our Holiday Party was scheduled for Sunday, December 3, at the "Boat Heads Bar and Grille" (formerly known as the EastPort Bar and Grille) where the same event was held last year.

Next meeting: The October Board Meeting will include discussions about Harbor Pointe budgeting as we look towards operational priorities in 2018 and timelines for capital improvement projects. The Board will take input on the proposed budget for next year. Voting on the proposed budget takes place at the November Board Meeting.

Motion to Adjourn:

A motion to adjourn the September meeting was made at 9:41p by Nick Johnson, seconded by Gary Rafool, and approved by all. Due to scheduling conflicts by several Board members, the next Board meeting is scheduled to take place at Jonah's on TUESDAY, October 10, 7:00p.

Respectfully submitted,
Anne Dickison, Secretary