



Harbor Pointe HOA Board of Directors Meeting

Minutes: July 18, 2016

President Jim Carmany called the meeting to order at 7:00p. Board Members present: Jim Carmany, Nick Johnson, Carl Stauske, Sue McGill, Mike Childers, Gary Rafool, and Anne Dickison. Core3 Property Manager Matt Smith was unable to attend. Eight additional homeowners were present.

Approval of last month's Minutes:

Gary Rafool wished to modify the first sentence of the Parliamentarian's Report in the June Minutes by clarifying that in February 2006, Harbor Pointe Restrictions and Bylaws *had been* recorded in Tazewell County, but the Harbor Pointe Rules were *not* recorded in 2003, nor in 2006 when they were last revised. Nick Johnson asked if the Harbor Pointe Rules had changed between 2003 and 2006, and Gary responded that they had, but that the 2006 version superseded the 2003 version. A short discussion about the benefits and implications of recording took place. Gary moved that the June Minutes be accepted with the clarification, and Nick Johnson seconded the motion. All were in favor.

Property Manager Report:

Core3 Property Manager Matt Smith was not in attendance but sent his Property Manager's report to the Board ahead of the meeting. The Manager's Report was presented by Jim Carmany.

*Massey Roofing completed all roof and fascia repairs identified during the HOA walkabout in May, plus repairs to all new issues detected after several damaging storms passed through in June. Included in repairs were units #204, #216, #304, #418, #506, #518, and #526. They also resealed a vent pipe in #212, and inspected the roof of #522 but found no visible leaks. The owners of #522 were present at this meeting to describe the roof's history of leak repairs and the various water stains appearing on their ceiling at different times and in several different locations. No new indications of leaking were seen after the most recent hard rain, but the owners wished to delay re-painting their stained ceilings until they had more confidence that the leaks would not recur. Nick and Jim planned to evaluate these water stains with the owners and will try to coordinate their observations with another external inspection by Massey Roofing.

*Core3 confirmed with Richard Cole that all window surround repairs were completed as of 6/23/16, but some of the window areas still need to be caulked.

*Unit #314 gave notice that their driveway holds water after heavy rains, and expressed concern about possibilities of personal injury or property damage in freezing weather. The drainage problem was evaluated and found to be multifactorial. Jim Carmany reviewed drainage options with the Board, and will be in touch with GreenView about installing a surface drain in the landscaping next to the driveway.

Treasurer's Report:

Sue McGill provided reports of the June financials including the income/expense statement for our Reserves. The current balance in the Reserves is **\$268,464**. This figure reflects income to the Reserves at \$5000 per month plus interest, and Long Term Capital Expenses (2016 roofs cost **\$87,050** to date). So far this year, Net Balance in the Reserves comes to a negative **\$55,904**. Anne Dickison asked how the recent gate expenses fall into this figure. Sue replied that gate expenses running about \$8,800 would come in next month.

The Operational Budget Checking account shows **\$64,455.12**:

*Prior years brought forward: **\$35,361.35** (this number will be constant all year)

*Pre-paid dues: **\$11,791.10**

*Net (Income Minus Expenses) Year-To-Date: **\$17,302.67**

Dues are current. Two electric bills and carryover road expenses added to the Y-T-D Maintenance figures, but the Net Income is still **\$17,303** better than Budget. *Mowing* was \$1951 more than planned because \$1900 in mowing charges from 2015 was billed late and therefore not paid until 2016. Additionally, after reviewing provided materials and convening to look at brown spots in the grass, the Board agreed to spend **\$1750** for the recommended application of a fungicide to treat presumptive *Pythium Blight*, an aggressive fungal disease that rapidly kills off turf grass. That added expense would be reflected in next month's figures.

Jim Carmany, Nick Johnson, and Gary Rafool will meet with Treasurer Sue McGill in August to review the HOA's current Long Term Budget and make recommendations for any adjustments to modify or update currently projected expenses, priorities, or timetables.

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

Parliamentarian's Report:

Gary Rafool will defer to Old Business all aspects of topics related to modifying, clarifying, or eliminating Harbor Pointe's existing Rules and Regulations governing "external appearances."

Landscaping Report:

Carl Stauske reported that three young ginkgo biloba trees had been chosen to replace the small dying pear in front of Unit #510, the blown-over pine across the road next to the fence, and for planting an adjacent front yard footage that had never had a tree from the start. Roadside ends of pavestone sidewalks to the courtyards behind the new trees were shortened and reconfigured to allow greater easement from the road in hopes that growing tree branches would not encumber the garbage pickup hoists or other tall vehicles.

The ginkgo biloba species of tree were recommended because they adapt well to the urban environment, do well in confined soil spaces, are resistant to wind and snow damage, rarely suffer disease, and are attacked by few insects. They can live for hundreds of years without requiring much attention. In the fall, leaves turn a brilliant golden yellow then drop over a short period of time. Our trees will all be male because male trees produce small cones but not the putrid “rancid butter” stink of the female trees’ nuts and seeds. Though they are large trees, normally reaching a height of 66-115 feet, they can be pruned to modify their shapes and heights. They retain a prodigious capacity for vegetative growth so create a dense fullness that adds to the attractiveness and to the tree’s use for visual barriers.



Newly planted Ginkgo Biloba

Newly planted Ginkgo Biloba

Revised walkway

July 21, 2016



Questions were raised on the ownership and responsibility for land on either side of the fence between our interior road and the empty field bridging Harbor Pointe to Route 116. During the Board's landscaping walk-around in June to look at areas of brown grass, drainage issues, irrigation concerns, and tree health, the idea of planting barrier trees in areas along that fence was proposed. Mike Childers volunteered to find out more about the property's ownership and developer plans ahead.

Carl Stauske noted that the beautiful and very large ash tree between Unit #500 and the 400x garages had developed a concerning fissure. Jim and Sue looked at it too, and thought that the tree needed immediate evaluation and probable limb reduction or removal. Core3 Property Manager Matt Smith suggested Cuttin' It Close for rapid assessment and management of a tree that size and location. Jim Carmany suggested discussing options with our other contractors as well.

Sue McGill provided a mock-up of potential landscaping ideas for the riverside 400s. Given unexpected alterations in landscaping issues and priorities, the discussion turned to budgeting, "must-do" and "planned maintenance" allocations within the annual budget, advancement of priority lists for Board consideration especially following any "big ticket" expenses, seeking wider input from owners and future committees, and reconsidering the financial integration of discretionary and planned expenditures. All present thought the landscaping mock-up looked quite attractive and seemed reasonable to implement, but thought the budget issues should be tackled first. Nick Johnson

promoted the idea of doing more mock-ups in the future because it made it so much easier to visualize the projects and work them into the priorities.

Gary Rafool observed, and others quickly agreed that Harbor Pointe grounds look the best they have ever looked since Harbor Pointe was first developed. Jim closed the extended discussion on landscaping and external appearances with heartfelt thanks to Carl and Sue for their vision, dedication, and very hard work.

Building Report:

***Mariner's Way:** East Peoria City Commissioner John Kahl and EastPort Marina Harbormaster Ron Roberts wanted to improve appearances of the entrance drive off Route 116, and were open to aesthetic input from Harbor Pointe representatives. Sue McGill, Carl Stauske, and Nick Johnson met to brainstorm ideas and consider the limitations. They developed a list of recommendations including road resurfacing, texture and color restoration to the islands, and irrigation of existing green spaces. Nick met with Ron Roberts to go over these recommendations, and Ron expressed appreciation and no objections. Nick mailed a copy of Harbor Pointe's recommendations to Commissioner Kahl and Mayor Mingus. The first phase of proposed restoration was to clean up the area, giving the example of improved impressions achieved by Stoney Creek with their cleaned-up areas around the pond. The biggest obstacle to the next phase was the absence of irrigation. The cost of road re-surfacing is probably in the neighborhood of \$20,000 so might have to wait for a future year.

***Road cracks:** City Coal planned to finish its work sealing the cracks, but were delayed by rain. Routine road maintenance is intended to take place this fall as well.

Community Relations Report:

*Mike Childers reported that the **pump** supplying irrigation water to the complex seems ready to die. He has been in discussions about what to do if it does, and the timing of anticipatory replacement.

*Mike will check on Cullinan ownership of the undeveloped property by the fence in front of the 500s.

Old Business:

Revision of current Rules and Regulations for exterior appearances: Following our June Board meeting, Jim Carmany appointed an initial committee to review existing Rules & Regulations governing external appearances. The committee would start out as one body, but would eventually break into two or deal sequentially with two foci as categories and issues sorted themselves out into Rules & Regulations affecting Buildings, and Rules & Regulations more closely associated with Landscaping.

The initial Rules committee would be headed by Sue McGill and would be comprised of representatives from each set of units:

| | | |
|------|----------------|----------------------|
| 100x | Anne Dickison | (#108) |
| 200x | Diane Joynt | (#212) |
| 300x | Tom Zaia | (#312) |
| 400x | Chris Gofforth | (#408) |
| 500x | Myra Nehmelman | (upper units - #518) |
| 500x | Sandy Anderson | (lower units - #500) |
| 600x | Sue McGill | (#610) |

Our Rules, Declarations, and Bylaws have areas of overlap, but are distinct in the methods by which they can be revised. The distilled 1-page summary provided by Nick for the HOA walkabout in May contained elements of all three categories. Prior to the Rules Committee's first meeting, Sue will print off the wording of the existing Rules (revised in 2006) to limit discussion to these alone.

Nick Johnson made the observation that some elements in the Restrictions might better reside in the Rules. What appears in the Rules should not conflict with what appears in the Restrictions, so discussions of change could well affect both, and require modifications through two different pathways.

Gary Rafool recommended that the new Rules contain a stipulation for attorney fees in the event the HOA is forced to seek a court judgment in order to enforce the adopted Rules. Gary also encouraged specificity and uniformity so that infractions would be less disputable.

Jim will have Core3 send out a notice to homeowners that the Rules are undergoing review, and that opinions, concerns, and all other input should be funneled to the designated building representatives to then bring up for discussion in Committee meetings. Core3 would transmit comments so the designates would not find themselves in the position of fielding inconveniently timed calls or excessively long e-mails.

New Business:

*Jim Carmany wished to draw to each homeowner's attention that over the age of 62, the homeowner could get a senior discount for water usage. Details and contact information are noted on the back of the water bill. If there are two people in the household, either can qualify the household for the senior discount.

*Gary Rafool, in considering the process of Change Orders in general, initiated discussion on the topic. Jim described that Change Orders have varying degrees of urgency or time-sensitivity so not all can be disclosed in advance of consideration to all homeowners, or delayed for final decision to a future and possibly distant Board meeting. Currently, Change Orders are to be sent to Core3, then triaged to the relevant Directors and copied to Jim. For example, Change Orders pertaining to proposed structural alterations are relayed to Nick and copied to Jim, and

Landscaping alterations are directed to Carl and copied to Jim. They may be copied to Sue also if there are cost-sharing issues involved. Complex or major issues are directed to Jim for relay and further input from the Board. Core3 maintains an archive of Change Order requests, Change Orders in progress, and Change Order approvals. Additional discussion took place about the potential impact of Change Order changes on the consistency of Rules & Regulations, and the ability of the HOA or individual homeowners to enforce perceived infractions.

***Satellite Dishes:** Prior to the open HOA meeting in July, Nick Johnson circulated to the Board a summary of his proposal for future management of satellite dishes. Though guidelines for Change Order approval for installation of new satellite dishes are clearly spelled out in the 1999 Restrictions and have both precedent and history, it is unclear what happens to that same satellite dish when the dish is no longer in use, or homeowners change, or the dish becomes obsolete and non-functional. Lively discussion ensued about the processes, indications, and financial obligations involved in codifying the termination of the owner's responsibility. Taking the dish down involves a financial outlay by somebody. The new Rules Committee will take up further discussions and make consensus recommendations to the Board for future action, if any.

Motion to Adjourn:

A motion to adjourn the July meeting was made at 9:26p by Gary Rafool, seconded by Jim Carmany, and approved by all. The next HOA Board meeting will take place at Jonah's at 7:00p on Monday, September 19, 2016.

Respectfully submitted,

Anne Dickison, Secretary