



Harbor Pointe HOA Board of Directors Meeting

Minutes: June 15, 2015

Acting President Nick Johnson called the meeting to order at 7:03PM. In addition to Nick Johnson, Board Members Carl Stauske, Gary Rafool, Mike Childers, and Anne Dickison were present. President Jim Carmany was out-of-town, and Sue McGill was ill. One other owner was in attendance.

Approval of last Month's Minutes:

Secretary Anne Dickison noted that the content of the submitted Minutes came through as intended, but the change in formatting offset the centering and extended the document's length by two pages. Anne will continue to work with Core 3 on these cosmetic and software incompatibility issues, and appreciated that they were able to distribute the May Minutes before the June meeting. Gary Rafool moved, Mike Childers seconded, and the Board voted unanimously to approve the May Minutes.

Property Manager Report:

Matt Smith submitted Core 3's Property Management Report to Nick Johnson for distribution to the Board.

*Core 3 contacted Gutters 'N More regarding a quote for fixing leaks over the entry doors of the duplex units.

*Following up on an owner's complaint about overflowing gutters, Core 3 evaluated the situation and determined that due to the slope of the gutter, water was being directed away from the drain. Core 3 communicated their findings to Gutters 'N More and asked that they correct the slope of these gutters.

*Core 3 contacted Richard Cole regarding completing trim & caulking work that had been deferred last year, or trim that needed to be re-fastened. The list of units in need of further attention was provided by Nick Johnson.

Repeating information from last month's Minutes:

Core 3 will take over collection of the HOA dues and all other fees. All future payments and maintenance requests can be made online through Core 3's tenant portal:

<https://core3pm.appfolio.com/connect/activations/57d6e92e55643888b2ecf9e9b2a5290a80f33b6e>

Or mailed to:

Care 3 Property Management
1716 R.T. Dunn, Suite 4
Bloomington, IL 61701
Attn: Cindy Renfro

(309) 808-2125

Care 3 Property Management
751 W. Joan Court
Peoria, IL 61614
Attn: Matt Smith

(309) 839-0743

Emails formerly sent to Sandie's property manager address harborpointehoa@yahoo.com should now be directed to msmith@core3pm.com.

Finance Committee Report:

Treasurer Sue McGill provided the Board a balance sheet of her financial information through the end of May. Bookkeeping practices remain in a state of transition. The HOA transferred \$50,000 to the checking account at Morton Community Bank opened by Harbor Pointe and Core 3 for the conducting of Harbor Pointe operations. The HOA's Long Term Reserve accounts remaining at CEFUCU can be accessed only by President Jim Carmany and Treasurer Sue McGill. Nick Johnson suggested that we table further discussion and approval of the May Treasurer's Report until numbers between the old and new bookkeeping systems could be fully reconciled.

Parliamentarian Report:

Gary Rafool reviewed that the three individuals with signatory authority over the Harbor Pointe operational checking account funds would be the President, Treasurer, and Representative of Core 3.

Landscaping Committee Report:

Carl Stauske reported that the arrangement with GreenView coming twice per month is working out very well. New work on the 500 courtyards, 500 extra garages, and around the pool all look

great. Carl noted that one of arborvitae on the north side of the 400 building was dying, and wondered if its demise could be related to the gutter problem in the same area.

Nick Johnson observed that the irrigation system's sensor for rain might need to be reset.

Building Committee Report:

Nick Johnson reported that the black paint applied by Richard Carvey's crew to the iron fence two years ago was peeling off rapidly. Sherwin-Williams was to evaluate the situation.

At the time of this June Board meeting, roof work on 316/318 was incomplete. Two sheets of plywood required replacement, and some flashing was found to be missing. Massey Roofing then used a small window of opportunity between storms to initiate roof replacement on the 100/102 duplex. Assessment of the roof had led to the projection that this duplex roof would need to be replaced relatively soon, so it would be better to replace it now. Needing an urgent decision, the Board voted by e-mail to authorize payment of the roof replacement from our existing funds, and without resorting to a special assessment.

Community Relations Report:

Mike Childers met with Mike Johnson about illegal parking associated with the new Alpha Bravo enterprise that replaced the Cantina. The City of East Peoria painted curbs in warning yellow, and posted new NO PARKING signs. The bar owners expressed the desire to be good neighbors and pay heed to input from Harbor Pointe.

Anne Dickison raised a question for discussion about the parity of assessed property taxes among units of similar footprint and position.

Old Business:

Mike Childers updated the Board on progress with installation of the upgraded rear gate. The new Liftmaster equipment features a programmable loop for exit. After purchase of the Liftmaster, Harbor Pointe's total expense for upgrading the rear gate will be less than the \$3700 approved for the project. At the time of the June Board meeting, delivery of the gate itself was the only outstanding element for completing the project. Until the gate is in place, barricades and orange flags are positioned to discourage pedestrian traffic. Mike Childers requested instructions from the Board about what signage would be needed on the gate.

The potential for owner purchase of remote fobs or other vehicle programming options was introduced by Mike as he described Liftmaster capabilities. Later, Jim Carmany reminded the Board that the HOA's current administrative fee for purchasing and programming a second fob or replacing a lost one for the front entrance was \$45. The purchase and programming of an additional fob (or alternative vehicle programming) for operation of the new rear gate would be required for entry through the rear gate, but not exit.

Vickie Carmany and Pam Johnson coordinated with Core 3 to distribute notices of Harbor Pointe's Annual Fourth of July Breakfast. Eighteen owners have responded to date. RSVPs are needed soon.

President Jim Carmany already distributed two letters of information to owners about the timing and budgeting of anticipated roof replacements, and a summary of our options for funding the project over the upcoming years. Roof replacements may come earlier than projected, and could cost more than originally anticipated. The two roof replacements to be completed this month will provide us with better figures for formulating what expenses we might project for the future. Discussion took place about options, considerations for the budget, and components of revised planning.

The Harbor Pointe website has uploaded and will keep a permanent record of the names of all owners in place on May 1st when the new rental policy went into effect.

New Business:

Nick Johnson raised discussion about the policies and documentation of regulations over not parking on the street. Gary Rafool reviewed the process of modifying Rules and Regulations, and regulatory considerations over governance of common elements. Given lateness of the hour, the topic was tabled to a later date and after further evaluation of the issues.

Motion to Adjourn:

A motion to adjourn the June meeting was made at 9:07 pm by Anne Dickison, and was seconded by Mike Childers. Motion carried.

No Board meeting is scheduled for July. The next HOA Board meeting will take place the third Monday in August (August 17) at 7:00 pm at Jonah's.

Respectfully submitted,
Anne Dickison, Secretary