

Harbor Pointe HOA Board of Directors Meeting

Minutes: April 13, 2015

2015 Annual Meeting

President Jim Carmany called the meeting to order at 7:01PM. In attendance: Board Members Jim Carmany, Nick Johnson, Carl Stauske, Gary Rafool, Anne Dickison, and Property Manager Sandie Sutton. Sue McGill participated by speaker phone.

As customary with the Annual Meeting, election of officers was the first agenda item. Board positions held by Gary Rafool, Nick Johnson, and Rick Sutton were up for election. Rick Sutton elected not to offer his name for nomination for an additional term. Nominees for candidates to fill the open positions were Gary Rafool (by Rick Sutton), Nick Johnson (by Jim Carmany), and Mike Childers (by Rick Sutton). No other nominations were offered. Attendees of the meeting elected the three nominees via majority vote.

The meeting was then adjourned for an Executive session to establish board roles. The annual meeting was then re-opened at 7:10 PM with the announcement of the following Board roles:

President	- Jim Carmany
Buildings	- Nick Johnson
Treasurer	- Sue McGill
Secretary	- Anne Dickison
Landscaping	- Carl Stauske
Parliamentarian	- Gary Rafool
Community Relations	- Mike Childers

Approval of last Month's Minutes:

A correction was noted to add Gary Rafool to the March meeting attendance list. Nick Johnson moved that the minutes be accepted as corrected. The motion carried.

Property Manager Report:

Sandie Sutton distributed her prepared Property Manager's Report of maintenance, repairs, and administrative projects.

*Snow Removal 3/2

*A new owner at #602 – Barb Hodel

*Requested quotations for 2015 mowing services

*Completed the annual Travelers Insurance audit.

*Communicated proposed 2nd amendment and tracked response affidavits.

*Roof damage repaired at Unit # 316

Mike Childers reported Unit 606 had some loose siding from a recent storm. Sandie will contact Massey Roofing for repair.

Finance Committee Report:

Treasurer Sue McGill provided financial information through March 31. She also provided a financial status summary report that is attached at the end of these minutes. Sue reported that the Professional fees are over budget and asked if additional expense is expected. Jim Carmany replied he would be meeting with our attorney on Apr 16 , but he thought any additional work would be small. Sue also noted that the snow removal expense was within budgeted amounts and should be OK if there is no abnormal snowfall at the end of the year. Nick Johnson noted that the insurance expenses had nearly consumed the yearly budget and asked if the March expense covered the entire year. Sandie Sutton replied that it did. Nick also noted that main gate expenses were approaching the annual budgeted amount.

Financial reports were then accepted as written via Gary Rafool motion, Nick Johnson second, and unanimous Board vote.

Parliamentarian:

Gary Rafool had no items to report.

Landscaping Committee Report:

Carl Stauske reported that Greenview completed spring clean up. He added he met with the Greenview rep and arranged for 3 landscaping projects to start in early May. Jim Carmany asked if those projects depleted the annual budgeted amount. Sue McGill replied they did not. Carl continued by reporting that a treatment was available for the diseased pear trees in front of the 500 building. Sue McGill added that the \$300 price was good, but the trees would have to be treated every year. Carl noted that the treatment will not restore the barren spots on the trees, but those spots would be pruned out. A discussion then ensued regarding the replacement of overgrown trees in the courtyards. Sue and Carl have been consulting with Greenview regarding replacement trees. A replacement candidate has been identified, but Sue suggested a larger size than the size quoted might be better. Jim asked if this tree type is what Greenview recommended would be best for the courtyard location. Gary Rafool asked if Greenview limited their recommendation to the items they have in stock. Nick Johnson inquired about the mature height of the proposed tree. Sue responded that this was a type of maple designed for patios, is slow growing, but could max out at 20 feet. Nick then reminded the group that problems with our current trees are that their height can cause roof damage and roots cause paver problems. He suggested a smaller tree might be in order. Carl and Sue will revisit with Greenview to identify the best fit replacement.

Building Committee Report:

Nick Johnson reported the following items:

- Storm damage to shingles at 402, 412, 316, and 300.
- Caulking around garage trim and front doors not complete.
- A couple of inquiries regarding splintering decks. Nick reminded the Board that the remaining wood decks are scheduled to be replaced with composite material in 2018.

Jim Carmany asked about the status of the replacement gate at the south end off the complex. Mike Childers replied that it was not ordered yet as he was waiting for funds from Harbor Pointe. Sandie Sutton asked Mike to provide her with an invoice. Mike will contact the vendor for an invoice copy.

Community Relations Committee Report:

No report. Nick Johnson updated Mike Childers on Rick Sutton's meeting with Mayor Mingus regarding the condition of the Mariners Way entrance. Although he appreciated the Mayor's offer to provide plants if we would plant them, he wasn't sure the Mayor understood that the overall condition has deteriorated greatly. Nick asked that Mike think about approaching the Mayor again on this issue. A question was raised regarding

the new bar at the Marina building. Mike reported that the new proprietors were working toward an opening in April, but must complete fencing off the patio beer garden before they can receive a liquor license. Mike also reported they will grill outside, but not at the front of the building as was done in the past.

Old Business:

Proposed rental policy change, Second Amendment to our Declaration of Restrictions and Amended Condominium Declaration for Harbor Pointe Subdivision and Harbor Pointe Condominiums: Jim Carmany reported that the Board has received approval of this amendment by more than 50% of the Harbor Pointe owners. He also reported that, per our attorney, we identified all mortgage holders and sent to them via Certified Mail on March 20, 2015 a copy of this amendment along with a letter informing them of the By-Law changes. He then asked the Board for approval of the amendment which prohibits renting of all units by any Harbor Pointe owner who purchases the property after May 1, 2015. Gary Rafool moved the amendment be approved. Mike Childers seconded the motion and it carried by unanimous Board vote. Jim will start the process with our attorney to get the amendment properly recorded.

New Business:

Bids for lawn mowing services from three vendors were reviewed. Based on the bid and interviews with the bidders, Jim Carmany recommended that Levar Lawn Care be contracted for the 2015 season. The selection of Levar was approved via Nick Johnson motion, Carl Stauske second, and Board majority vote.

Jim Carmany reviewed proposals from local property management companies to assume the duties of Sandie Sutton, who will be moving away from Harbor Pointe. He also reviewed the impressions the selection committee had of each of the three candidates. The committee's recommendation was to select Core 3 as our contracted property manager. Jim added that he did not think that 2015 maintenance fees would be impacted by this action. Jim then requested that the Board approve entering negotiations with Core 3 to have them provide the property management services. That action was approved via Gary Rafool motion, Nick Johnson second, and Board majority vote.

Jim Carmany updated the Board on recent developments regarding Harbor Pointe roofs. Jim reported that the roof on one unit has reached a point where replacement is a better option than repair. While we do not believe that this roof is representative of all of the roofs at Harbor Pointe, it serves as notification that multiple roof replacements could be needed earlier than originally estimated. We also are becoming aware that the cost of replacing the roofs may be higher than the forecasted costs based on quotes we previously received (and adjusted for inflation). Jim reminded the Board that we had two ways to cover any shortfall of funds for such projects, increase in maintenance fees and special assessments. Jim recommended the Board start the process of re-evaluating our long term budgets and determining how to cover any cost shortfall. In the general discussion that followed, the common consensus was that communications to the Unit Owners is vital and that the owners must be involved with any funding decisions made. The Board agreed to start communications on this issue and to keep owners informed as the analysis develops. Jim also stated there were sufficient carry-over funds to allow the replacement of the roof on the problem unit without an immediate need for dues increase or special assessments. Gary Rafool moved to authorize Massey Roofing to schedule the replacement roof per the quotation they provided. Mike Childers seconded the motion and it was approved majority vote.

Motion to Adjourn:

A motion to adjourn the April meeting was made at 9:37 pm by Gary Rafool, and was seconded by Jim Carmany. Motion carried.

Our next HOA meeting is set for 7:00 pm, Monday, May 11, 2015, at Jonah's.

Respectfully submitted,
Anne Dickison, Secretary

Financial Report: As of March 31, 2015

Income & Expenses		
March Income:	\$14,567.86	Includes interest income
March Expenses	\$12,887.28	
March Reserve Contribution	\$3,030.00	\$3030 Monthly Contribution
Net Income for March:	-\$1,349.42	Income - (Expenses + Reserves)
Net Income YTD 2105:	\$11,679.26	

Accounts	Current Balances	
Checking Account:	\$57,660.49	\$32,393.35 Fund Balance thru 2013 \$13,587.88 Retained Earnings 2014 \$11,679.26 Net Income YTD 2015 \$57,660.49 Total of above
Long-term Reserves:		
Savings	\$3,333.60	
Money Market Accounts	\$125,239.38	
CD Accounts	\$184,767.81	
		\$313,340.79 Total Reserves:
February: Total All Accounts	\$371,001.28	

2015 YTD Reserve Contributions	\$9,090.00
--------------------------------	------------