

# Harbor Pointe HOA Board of Directors Meeting

**Minutes: March 9, 2015**

President Jim Carmany called the meeting to order at 7:00 PM. In attendance: Board Members Jim Carmany, Nick Johnson, Carl Stauske, Rick Sutton, and Property Manager Sandie Sutton. Sue McGill participated by speaker phone. Anne Dickison was out of town.

## **Approval of last Month's Minutes:**

Correction by Treasurer on Financial report to reflect Income to include the Interest. Corrected Income amount is \$16414.19. Gary Rafool moved and Nick Johnson 2<sup>nd</sup> to approve the minutes as corrected. Motion carried.

## **Property Manager Report:**

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

\*Snow Removal 1/27, 2/1, 2/2 and 2/4/15

\*Mark Matthews to work with Nick on gate arm issue

\*Worked with Treasurer on reports and in collecting info on CD rates etc.

\*Set up new Payroll Tax payment accounts.

\*Due to icy conditions and back-to-back storms, the gate was left open at times.

\*Massey Roofing could not attend meeting-meeting set up at later date.

\*Sent out and following up and kept results of Info request for Owner's Mortgagee and insurance Info.

\*Sent out and following up and kept records of results of Proposed Renter's Policy Amendment

\* Submitted info to Accountant for 1120-H Tax preparation

## **Finance Committee Report:**

Treasurer Sue McGill reported that the Professional fees are over budget. And discussed new chart she sent previously to Board-it reflects a Summary of the financial reports

Sue McGill prepared spreadsheet and made the report that is attached at end of these minutes.

Gary Rafool moved, and Carl Stauske seconded a motion to approve the Financial Report. Motion carried.

## **Parliamentarian:**

Gary Rafool has coordinated with Jim Carmany and Sandie Sutton and has everything to complete his file of the Declarations and By-Laws. All documents are on the web-site.

Gary discussed item: Carl has talked with prospective new managers of a Restaurant/Bar opening at the old Cantina location and that a resident voiced concern. Noted that in previous discussions with the Mayor, the City is well aware of some of the Harbor Pointe resident's concerns and did take the input as evidenced by the non-renewal of the past operation's liquor license. Rick Sutton will bring issue to Mayor's attention again.

## **Landscaping Committee Report:**

Carl Stauske has walked around the property and notes typical winter damage.

**Building Committee Report:**

Nick Johnson and Sandie Sutton will meet with R. Cole to assess issue with #406. Also Nick will assess garage door caulking issue due to an owner's request.

**Community Relations Committee Report:**

No report

**Old Business:**

Proposed Amendment: there have been well over the 50% required of owner's Affidavits returned. So will proceed with procedure to get out mailings and file the Amendment. Sandie Sutton will complete obtaining all Mortgagees list and send out required mailing to them.

Sue McGill discussed the item that Legal Services line item is over budget. After discussion, Nick Johnson moved and Gary Rafool 2<sup>nd</sup> to expand expenditure amount an additional \$2000.00 for Legal Services for filing Rental Agreement Amendment. Motion carried.

**New Business:**

Three-year terms for HOA Board members Rick Sutton, Nick Johnson, and appointee Gary Rafool will be completed this spring. Please notify President Jim Carmany, any of the current Board members, or Property Manager Sandie Sutton if you are interested in being considered for any of these positions.

Discussion regarding issue of FDIC limit of \$250,000.00 per depositor. Treasurer will work with Sandie Sutton to open new account at Morton Community Bank and transfer funds. In addition, Discussion tabled regarding 2 countersignatures on large transactions.

**Motion to Adjourn:**

A motion to adjourn the March meeting was made at 8:45 pm by Gary Rafool, and was seconded by Rick Sutton. Motion carried.

Our next HOA meeting is the Annual Meeting with Elections and is set for 7:00 pm, Monday, April 13, 2015, at Jonah's.

Respectfully submitted,  
Sandie Sutton, for Anne Dickison, Secretary

Financial Report: As of February 28, 2015

Income & Expenses		
February Income:	\$11,539.75	Includes interest income
February Expenses	\$5,026.81	
February Reserve Contribution	\$3,030.00	\$3030 Monthly Contribution
Net Income for February:	\$3,482.94	Income - (Expenses + Reserves)
Net Income YTD 2105:	\$13,028.68	

Accounts	Current Balances	
Checking Account:	\$59,211.77	\$32,595.21 Fund Balance thru 2013
		\$13,587.88 Retained Earnings 2014
		\$13,028.68 Net Income YTD 2015
		\$59,211.77 Total of above
Long-term Reserves:		
Savings	\$3,333.19	
Money Market Accounts	\$122,185.72	
CD Accounts	\$184,590.02	
		\$310,108.93 Total Reserves:
February: Total All Accounts	\$369,320.70	

2015 YTD Reserve Contributions	\$6,060.00
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