

# Harbor Pointe HOA Board of Directors Meeting

## Minutes: February 9, 2015

President Jim Carmany called the meeting to order at 7:04 PM. In attendance: Board Members Jim Carmany, Nick Johnson, Carl Stauske, Rick Sutton, and Anne Dickison, and Property Manager Sandie Sutton. Sue McGill participated by speaker phone. Five other owners also attended the meeting.

### **Appointment of new HOA Board Member:**

President Jim Carmany put forth Gary Rafool as the appointee to complete Bob Knapp's three-year term. The Social Director position filled by Bob and his predecessors has been gradually phasing out as HOA social activities became more traditional and could be coordinated through Sandie Sutton with a team of volunteers. The Board also recognized that having one of the Directors serve as the HOA's Parliamentarian would meet an important need going forward, and that with his background as an attorney, Gary would be a particularly good fit for this position. Anne Dickison made a motion to accept President Jim Carmany's recommendation, Nick Johnson seconded the motion, and it passed unanimously. Gary's term extends to March 2015 when the position again opens up for election. Gary was in attendance and was immediately seated on the Board.

### **Property Manager Report:**

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

\*Bud Farris completed the final mow in November, and confirmed his intentions to return again in 2015.

\*Greenview removed the arbor vitae from #604, planted boxwood at #312, and did a year-end cleanup.

\*Oberlander Electric repaired the gate and also replaced the motor on the entrance side.

\*Laser Electric replaced an outlet on pole #11.

\*Due to icy conditions and back-to-back storms, the gate was left open and roads were salted

\*Massey Roofing removed and replaced the valley on #100, cleaned all gutters, walked the roofs, and made repairs as necessary.

Nick Johnson observed that there were different perceptions and speculations about the condition of roofs in Harbor Pointe. He suggested that Massey Roofing be invited to our next Board meeting to provide an assessment to the Board regarding the current condition and life expectancy of the roofs and to answer any other questions. Sandie Sutton was asked to contact Massey with this request.

### **Finance Committee Report:**

Treasurer Sue McGill reported that the HOA ended 2014 with a Net Income of \$13,587.88 due to income about \$8,000 better than budgeted, and expenses about \$5,000 less than budgeted. The favorable 2014 income mainly reflected CEFUCU's one-time "Extraordinary Dividend" deposit of \$1,776.51.

The \$13K surplus combined with prior years' surplus gives us approximately \$46K in uncommitted carryover to 2015. Discussions took place about the best way to allocate this money in terms of interest, long-term reserve planning, and the optimal level to maintain for accommodating operating expense fluctuations.

Sue McGill prepared several spreadsheets and made the following report.

<b>Financial Report: As of January 31, 2015</b>			
Income:	\$16,195.00		Including interest income
Expenses:	\$6,868.45		Transfer to MM taken out
<b>Accounts</b>	<b>Current Balances</b>	<b>Previous Balances October 31, 2014</b>	
Checking Account:	\$55,954.58		\$36,841.79
Savings Account:	\$3,332.81		\$1,555.35
Money Market Account:	\$119,126.93		\$109,966.00
CD Account:	\$184,393.44		\$183,811.47
<b>TOTAL ALL ACCOUNTS:</b>	<b>\$362,807.76</b>		\$332,174.61
Net Profit or Loss for period:	\$30,633.15	\$9,545.74	Net income YTD 2015
2015 Reserves YTD contributions	\$3,030.00	<b>\$306,853.18</b>	<b>Total Reserves YTD</b>

Figures reported in an alternate format:

<b>Financial Report: As of January 31, 2015</b>			
January Income:	\$16,414.19		Includes interest income
January Expenses:	\$3,838.45		
January Reserve Contribution	\$3,030.00		
Net income for January	\$9,545.74		
Net income YTD 2015	\$9,545.74		
<b>Accounts</b>	<b>Current Balances</b>	<b>Previous Balances October 31, 2014</b>	
Checking Account:	\$55,954.58		\$36,841.79
(LTR) Savings Account:	\$3,332.81		\$1,555.35
(LTR) Money Market Account:	\$119,126.93		\$109,966.00
(LTR) CD Account:	\$184,393.44		\$183,811.47
Subtotal of Long Term Reserves		(\$306,853.18)	
<b>January: TOTAL ALL ACCOUNTS:</b>	<b>\$362,807.76</b>		\$332,174.61
2015 Reserves YTD contributions	\$3,030.00	<b>Total Reserves YTD</b>	<b>\$306,853.18</b>

Once the year-end figures are presented to the Board for discussion and approval, Treasurer Sue McGill will distribute the HOA financial status report to all homeowners.

Nick Johnson moved, and Carl Stauske seconded a motion to approve the Financial Report, and it carried.

**Social Activities Report:**

The Holiday party held at Basta's on Sunday, December 7<sup>th</sup>, was lovely and enjoyed by all. Sandie sent seasonal floral arrangements to Basta's and Jonah's to thank them for their hospitality. Planning for the annual July 4<sup>th</sup> breakfast is now underway.

**Landscaping Committee Report:**

No report

**Building Committee Report:**

No report.

**Community Relations Committee Report:**

No report

**Old Business:**

Nick Johnson suggested that the Board table discussion on his proposed "Moving In and Out" rules until after the discussion and decisions on the use of investment properties for rental purposes takes place, and more is known about implementation of the new back gate exit.

President Jim Carmany, Attorney and new Board member Gary Rafool, and Property Manager Sandie Sutton worked with Attorney Rick Joseph to move forward on establishing the articles of Incorporation and to discuss what was needed to change the Bylaws and Declarations. Gathering of documents, clarifying restrictions, updating records, and altering Tax Identification Numbers is nearing completion. After HOA Incorporation status is established and the groundwork for potential changes to the Declarations is in place, a letter of update to the owners will be sent out in preparation for the next discussion.

Jim Carmany updated all on the current status of efforts underway on proposed changes to not allow the rental of townhouse, condo, or duplex units at Harbor Pointe. Our attorney completed wording of the proposed changes and has gathered documents. The proposal and a cover letter explaining the proposed changes, the reasons behind the proposed changes, and exemptions to the proposed changes will be sent out to all Harbor Pointe homeowners in the next few days along with ballots for voting.

**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.

**Motion to Adjourn:**

A motion to adjourn the February meeting was made at 8:06 pm by Jim Carmany, and was seconded by everybody. Our next HOA meeting is set for 7:00 pm, Monday, March 9, 2015, at Jonah's.

Respectfully submitted,  
Anne Dickison, Secretary