

Board Meeting Minutes

Monday, June 27, 2016 6:00 PM at River Hall

Attendees:

President: Jan Bouten

Board: Christina Guibao (Board Chair), Billy Bond, Bill Graves, Karl Friedrich, and Melinda Wilson

Homeowners: Jerry Schwartz, Dawn Nielson, Susie Graves, Elizabeth Low, Johnny Ko, Monika Metzger, Stan and Keife Hyland

Management Representatives: Tracy Adkisson and Maegan Rusch

Landscaping Committee: Jodi Rump

Finance Committee: Mark Ploucha

Christina Guibao calls the meeting Called to Order at 6:00pm.

Bill makes a Motion to approve the May 16, 2016 minutes as written. Karl seconds. No one objects and the Motion passes unanimously.

Homeowners Questions and Comments:

- Becky Williamson from MLGW and Dawn Nielson discuss solar panels.
- Johnny Ko and Elizabeth Low address landscaping including the boulevard install, GreenScape installation, Pugh's return, and the Montessori School hedges.
- Mark Ploucha requested that Management remind residents to hide their carts after trash pickup.

Reports

- Commercial District: Karl is working to schedule a meeting of the Commercial District regarding signage.
- Arbors Apartments: Melinda has hired a new manager for the Arbors that will begin on July 11th. Paving will be held off until the new manager is in place.
- Finance Committee: Mark explains that income is increased, but expenses and capital are over budget.
- Landscape Committee: Jodi and Management address that maintenance and annual color will be split costs, that Pugh's is responsible for maintenance of annual beds, that plans with Ritchie will be completed and that future plans will be held off for the time being, and the status of the Commercial District.
 - It is noted that the design of the annual color beds is the responsibility of the landscape committee along with the selection of plants. The committee will work with the installer on soil amendment, conditioning, and planting.

Management Company Report & Action Point Review with BOT

- Receivables: The delinquency is currently around \$7,700. Management is prepared to file up to 6 liens if necessary.
- Old Business
 - Major Projects as per 2016 Budget:
 - Cricket Song Pond: Management is waiting on 90% drawings from the engineers and hopes to plan a town hall once they are received.
 - Wolf River Harbor erosion: The rip rap was dropped off today and the project should be marked as done shortly at which time A2H will come and inspect the work.
 - Asphalt Resurfacing: Management is waiting for the contractor to complete the punch list.
 - Gravel Path resurfacing: Management has requested bids.

- Landscaping of medians: Jones Brothers is completing the install. This will be monitored by Ritchie Smith.
 - Landscaping completion of commercial district: The masonry work has been corrected and is awaiting inspection by Ritchie Smith.
 - Other Issues
 - Management company transition: Adkisson Management has implemented accounting software to handle the July 1, 2016 billing.
 - Wolf River Pump project: Management has requested bids.
 - MLGW Water Leak Claim: Management is holding the release for the plumbing repair behind Harbor View until it is confirmed that it is in no way related to the drainage from the storm drain outlet near the erosion area.
 - Storm Drain Discharge Issue: Cobb Plumbing and MLGW have weighed in on the issue. 4 of 8 MLGW meters show increases, making a single leak unlikely.
 - Traffic Study: Speed bumps have been installed on Harbor Edge Drive at Harbor Bend as well as on Harbor Bend Road at Harbor Town Square. Removing parking spaces and striping is discussed.
 - Landscape Company Transition: Pugh's has taken over maintenance with positive results.
 - Tree Work: Additional safety-related tree work is required, but limited to safety and property hazard work.
- Events
 - Community Garage Sale Recap: All went well and it was a good turnout for the neighborhood.
 - July 4th Update: Guards have been scheduled for July 4th from 4-11 p.m.
- New Business
 - VRBO Properties: It is noted that due to §3.107, VRBOs are allowed, but the owner is required to get a permit and permission from their neighbors. The Board has an option to revoke the permit if there are issues.
 - The limo that is parked on River Park Drive is discussed.
 - Solar Energy Installation: It is noted to draft design guidelines for solar panel installation and to possibly update the Town Documents to allow these installations.

Calendar Review

- A 2016 Calendar is attached to the full Board package.

Meeting was adjourned at 8:30pm with the board going into an executive session.