

Board Meeting Minutes

Monday, August 15, 2016 6:00 PM at River Hall

Attendees:

President: Jan Bouten

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

Homeowners: Susie McCandless, Dennis Abernathy, Erin Lindberg, Greg Hnedak, and Judy Hall

Management Representatives: Tracy Adkisson and Maegan Rusch

Landscaping Committee: Jodi Rump, Susie Graves, and Russell Carter

Finance Committee: Valerie Hall

Town Code Advisory Committee: Jerry Schwartz

Town Architect: Tony Bologna

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

Karl makes a Motion to approve the June 27, 2016 minutes as written. Melinda seconds. No one objects and the Motion passes unanimously.

Homeowners Questions and Comments:

- Erin Lindberg requests to have a fundraiser for Sunfish at Music Park
 - Megan makes a Motion to approve this event with Sunfish insurance listing Harbor Town as an additional insured and substantial clean up of the park post event. Alicia seconds. No one objects and the Motion passes unanimously.
- The fence at the Hnedak/Hall residence is discussed.
 - Karl makes a Motion to approve the fence as drawn and approved by the Town Architect. Alicia seconds. Bill opposes. Billy abstains. All others are in favor and the Motion passes.
- Susie McCandless requests permission for an estate sale.
 - This is tabled until a date is decided.

Reports

- Commercial District: Karl has spoken to Kathy Kelly regarding the entrance sign. Café Eclectic was broken into Saturday night.
- Arbors Apartments: Melinda reports that paving will occur next month.
- Finance Committee: Capital projects and account balances are discussed.
- Landscape Committee: Jodi updates on the bids that they are receiving and will have a budget number for 2017 shortly. The wheelchair beds in the Commercial District will be removed with concrete work.
- Town Code Advisory Committee: Jerry reports on temporary lodging, solar panels, unimproved lots, and Commercial District violations.

Management Company Report & Action Point Review with BOT

- Receivables: The delinquency is currently at \$17,716.82 in uncollected dues. Removing accounts in litigation, this amount drops to \$12,317.61.
- Old Business
 - Major Projects as per 2016 Budget:
 - Cricket Song Pond: Management has received further plans from the architect.
 - Wolf River Harbor erosion: Magnolia should be out this week to complete the project.
 - Other Issues
 - Management company transition: Management is waiting on documents and explanations from HOADV.
 - Wolf River Pump project: Project has been successful so far and ponds are full.

- MLGW Water Leak Claim: Management has been in contact with MLGW and the City of Memphis regarding reimbursement for the work.
 - Storm Drain Discharge Issue: MLGW has communicated that they believe this to be a water main and should be looking into it.
 - Landscape Company: Management has seen much improvement with Pugh's.
 - VRBO properties in Harbor Town: This was discussed with the Town Code Advisory report.
 - Waste Company Proposals: Management recommends Waste Pro contingent on small trucks, scheduling, and dull colored cans.
 - Bill makes a Motion to accept the proposal from Waste Pro with confirmation that Harbor Town will have small trucks and waste cans that are not bright in color. Megan seconds. No one opposes and the Motion passes unanimously.
- Events
 - 30 Days of Opera: The Board approved the event and the purchase of one portapotty.
 - Dog Show: The chair of the dog show has advised that insurance is too high to hold the event in Harbor Town.
- New Business
 - Sinkhole: A sinkhole has developed on Marina Point Lane. Cause is likely a city owned sewer line. The city has been notified.
 - Capital Tree Belt Ground Cover Renewal: This project is discussed, but tabled until further notice.
 - New Work Request System: Management has implemented a new system that is functioning well.
 - Concrete Work: A bid to correct concrete issues around the neighborhood is presented. No decision on the work is made.
 - MMS Lease: It is decided to call the Town Attorney in regards to the office lease with South Bluffs.
 - New Chairman: Cristina Guibao resigns as chairman of the Board of Trustees. Megan Dress is appointed as the chairman and Alicia Lankford is appointed as the secretary.
 - Elections: Elections will be held in November and planning will commence shortly.
 - 2017 Budget: Budget will be drafted by September 1.

Calendar Review

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

Meeting was adjourned at 8:00pm with the board going into an executive session.