

Board Meeting Minutes

Monday, October 17, 2016 6:00 PM at River Hall

Attendees:

President: Jan Bouten

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

Homeowners: Elizabeth Low, Veronica Ploucha, Stan Hyland, Dennis Abernathy, Sally DiScenza, Rick Middleton, Avanti Pandit, Bobbie Wedgeworth, Susan Neff, Charles Tippitt, and Debbie Tippitt

Management Representatives: Tracy Adkisson and Maegan Rusch

Landscaping Committee: Jodi Rump and Susie Graves

Finance Committee: Mark Ploucha

Megan Dress calls the meeting Called to Order at 6:00pm.

It is noted that the September Meeting Minutes were approved online.

Homeowners Questions and Comments:

- Dennis Abernathy addresses the memo that was sent to the Board regarding landscaping issues and repair that is requested for the 2017 budget.
- Rick Middleton requests that the Board reconsider the mowing of the empty lots.
 - The Board adheres to their decision not to mow the empty lots.
- Avanti Pandit discusses a Harbor Town or Mud Island dog park
- Bobbie Wedgeworth discusses traffic issues around the community especially in the Commercial District.
- Sally DiScenza requests that the Board look into cutting empty lots and assessing fines simultaneously.
- Veronica Ploucha discusses the hiding of trash bins from view.

Reports

- Commercial District: No business to report.
- Arbors Apartments: Alicia reports that the seal coating in phase 1 is complete with phase 2 to start shortly.
- Finance Committee: Mark reports that September ended with a negative balance due to large capital payments. Capital projects are discussed. It is noted that the finance committee would like to meet with Jan and Management regarding the budget.
- Landscape Committee: Jodi updates that work is starting on Christmas Tree Park, the cottages, and on annual color.

Management Company Report & Action Point Review with BOT

- Receivables: There is currently \$5,145 in uncollected dues and fees. Management is filing suit on one lien where no payment has been received since April. A lien is being filed on the resident who requested to pay with closing due to no further communication. A payment plan has been agreed upon by the previous titleholder of the now bank owned house. Payments for the bankruptcy on file have begun to come in.
- Old Business
 - Major Projects as per 2016 Budget:
 - Cricket Song Pond: Management has received a bid package and is in process of getting bids.
 - Erosion on Wolf River Bank: This project has been completed per A2H and Management has received verification from Ed Hardgraves that the slope is up to par by the water.

- Other Issues
 - 2016 Elections: No one has come forward to run for any open position.
 - Vacation Rental Properties in Harbor Town: The titleholders have been notified. One is appealing and one threatening to sue.
 - The Board has recommends that Management continue the pursuit of short term rental discontinuation.
 - MMS Office Lease: Management has purchased a desk to be used in the office.
 - Trash/Recycle Contract: Management is in the process of coordinating the pick-up and drop-off of carts.
 - Irrigation Contract: Management has three bidders and is currently working up a contract and bid package.
- Events
 - Halloween: Imperial security has been contracted to provide security on Halloween from 4:00 – 11:00 p.m. Signs will be posted for trick-or-treating.
 - Christmas Parade: Management has received bids from Southern Spray and Greenline and recommends going with Greenline due to the sub-par performance of Southern Spray from 2015.
 - It is noted for Management to inquire about a warrantee on the lights and what additional cost it would be to add lighted garland.
- New Business
 - 2017 Budget Discussion: The updated version of the budget is located online and will continue to be discussed and edited as needed.
 - Annual Meeting: The annual meeting is planned for the first portion of the November 21, 2016 Board Meeting.
 - 2017 Pond: Management recommends enhancing Purple Martin and Mallard in lieu of Willow in 2017.

Calendar Review

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

Meeting was adjourned at 7:33 p.m. with the board going into an executive session.