

## **Board Meeting Minutes**

Monday, January 16, 2017 6:00 PM at River Hall

### **Attendees:**

President: Jan Bouten

Board: Cristina Guibao, Bill Graves, Karl Friedrich, Alicia Lankford, Billy Bond, and Melinda Wilson

Homeowners: Susan Neff, Greg Wilson, Dennis Abernathy, Chuck Tippitt, Debbie Tippitt, Peter "Jake" Slavish, Kathleen Lewis, Wolf V. Essen, and Mike Forbis

Management Representatives: Tracy Adkisson and Maegan Rusch

Landscaping Committee: Jodi Rump and Susie Graves

Finance Committee: Mark Ploucha

Cristina Guibao calls the Board Meeting to order at 6:00pm.

It is noted that the November 21, 2016 Annual Board Meeting Minutes were approved online by the Board of Trustees. Karl makes a Motion to ratify the November 21, 2016 Annual Board Meeting Minutes. Melinda seconds. No one opposes and the Motion passes unanimously.

### **Homeowners Questions and Comments:**

- Craig Cardwell commends the landscape committee and discusses the tree box between 943 and 945 Harbor Bend Road.
- Susan Neff discusses her design review issue and the wording on violation letters.
- Wolf V. Essen notes his concerns of speeding, golf carts at night, and people not cleaning pet waste.
- Peter Slavish discusses the solar panel design proposal for his home.

### **Reports**

- Commercial District: No business to report.
- Arbors Apartments: No business to report.
- Finance Committee: Mark reports that the year ended as planned gaining roughly \$56,000 in reserves.
- Landscape Committee: Jodi reports that the committee is meeting with Naturally Green to plan the year's goals.

### **Management Company Report & Action Point Review with BOT**

- Collections: There is currently \$8,611.14 in uncollected dues and fees including liens, lawsuits, and bankruptcies. One lien was filed for Quarter 4 2016 and one payment is expected due to closing issues.
- Old Business
  - Major Projects per 2016 Budget:
    - Cricket Song Pond: Management will look into the use of clay/gumbo.
  - Other Issues
    - VRBO: The Harbor Town Attorney has been instructed to file a lawsuit.
      - Changing governing documents regarding fines is discussed.
    - Irrigation Contract: This will require a vote in February.
- Events
  - Christmas Recap: The event went well and the lighting contractor was an improvement from 2015.
  - Easter Egg Hunt: This event is scheduled for April 8, 2017 with a rain date of April 9, 2017.
- New Business
  - Proposed Q1 2017 Work: Landscaping, tree work, and other projects are discussed.
    - It is noted that the masonry bid presented is approved per the budget.

- 2017 Survey: Management will send the survey out this week.
- 2016 Year-end Financials: The documents have been given to the Board and the Finance Committee.
- Election of Officers: Billy makes a Motion to appoint Megan Dress as chair and Alicia Lankford as secretary of the Harbor Town Board of Trustees. Karl seconds. No one opposes and the motion passes unanimously.

**Calendar Review**

- A tentative full 2017 calendar has been provided.

Meeting was adjourned at 7:04 p.m. with the Board going into an executive session.