

## Harbor Town Community Association

### Board Meeting Minutes

Monday, April 17, 2017 6:00 PM at The River Hall

#### Attendees:

Board President: Jan Bouten

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

Management Representatives: Tracy Adkisson and Maegan Rusch

Landscaping Committee: Jodi Rump and Susie Graves

Megan Dress calls the Board Meeting to order at 6:00pm.

It is noted that the March 20, 2017 Board Meeting Minutes were approved online by the Board of Trustees.

#### Homeowners Questions and Comments:

- None

#### Reports

- Commercial District: No business to report.
- Arbors Apartments: No business to report.
- Finance Committee: No representative.
- Landscape Committee: Cricket Song Pond plans are discussed. The committee and board requested that all landscape materials not essential to erosion control be eliminated from the scope.

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

- Old Business
  - Major Projects per 2016 Budget:
    - Cricket Song Pond: Management will request revision of landscaping plans and discuss substitute plant materials with landscape architect.
    - Asphalt Project: This project is underway.
  - Other Issues
    - Administrative Resolution 6: It is noted that the Board would like for the wording to pass on the exact charge of design reviews to the homeowner and omit the damage deposits. Management will finalize draft and post on Trello for online vote.
    - Tree Work: The Landscaping Committee is finalizing work for 2017 with Woodland.
    - Concrete Work: The golf cart parking spots in the commercial district are in process. Management is working on additional concrete work.
    - Bank Erosion Assessment: Management is walking with Chip Newman on 4/19/17 in order to more closely assess the bank erosion. He will provide us with an informal report.
    - Quarter 2 Budget Recast: It is decided to hold off on a budget recast until mid year.
    - VRBO: A cease and desist has been sent to the homeowner. They have not responded.
- Events
  - Easter Egg Hunt: Event complete with no issues.
  - Harbor Town Crawfish Festival: Event complete with no issues.
  - Golf Cart Inspection Day/Spring Fling: Events complete with no issues.
  - MMS Regatta: This event will be held on 4/22/17.
- New Business

- Collections Update: The delinquency is currently at \$5,824.75. We have collected payments and released liens for three individuals. Two liens were filed with dues accelerated for quarter 1 2017. Quarter-to-date, 334 invoices have been paid leaving 191 open and 11 overdue.
- Block Captains: Management created a map separating the neighborhood and will begin soliciting block captains shortly.
- Speeding: Speed bumps and other speed deterrents are discussed.
- Painting: Light poles need to be budgeted for 2018. It is noted to proceed on bridge painting.

#### **Calendar Review**

- A tentative full 2017 calendar has been provided.

Meeting was adjourned at 7:28 p.m. with the Board going into an executive session.