

Harbor Town Community Association
Board Meeting Minutes
Monday, May 21, 2018 6:00 PM at River Hall

Attendees:

Board President: Craig Cardwell

Board: Billy Bond, J.B. Halbert, Elizabeth Low, Alicia Lankford and Karl Friedrich

Absent: Bill Graves

Management Representatives: Elaine Aeschliman and Katie Morales

Landscaping Committee: Jodi Rump

Finance Committee: Myron Graves

Attendees: Kim Nesbitt, Margaret Cardwell, Elise Fleming, Chuck Tippitt, Debbie Tippit, Karen Soro, Tim Soro, Maj. Myron Lawrence, Lt. Col. Eddie Bass, Marc Berry, Caitlin Berry, Phineas Bresee, Mark Ploucha, Veronica Ploucha, Tammy Graves, Noreen Yuki, Zachary Kisber, Chris Campbell, Mary Campbell

A motion is made by E. Low to nominate B. Bond as acting Chairperson in B. Graves' absence and is seconded by A. Lankford. Motion passes.

B. Bond calls the Board Meeting to order at 6:00 p.m.

B. Bond makes a motion to approve April 2018 minutes. No one opposes and the motion passes.

Homeowners Questions and Comments:

- Maj. Myron Lawrence and Lt. Col. Eddie Bass from the MPD are in attendance to give out safety tips and let home owner's know that they are available to do things such as vacation watch and additional patrols. They also address home owner concerns about an alleged robbery that occurred in the Harbor Town Square Commercial District. It is their belief that no crime was committed and that a false report was filed.
- K. Nesbitt stated that she wants a way to know about crime occurring in the community. The MPD provided everyone with the Crime Watch information, as well as provided their phone number and the address of the N. Main Precinct.
- M. Graves inquired about incorrect information being shared on the NextDoor app. The Board stated that it does not communicate through social media and will not respond to comments on NextDoor.
- M. Cardwell inquired as to how domestic violence matters are handled by the MPD.
- MPD were asked what was needed to make Island Drive a "no-cruise" zone. Their response was to talk to your council person.
- T. Soro inquired about an incident that occurred over the weekend. All management was told was that the event was an undercover investigation.
- E. Low brings us back to the agenda.

Reports

- Commercial District: K. Friedrich reports that a pharmacy is opening soon and Taming the Wild is closed.
- Arbors Apartments: Nothing to report.
- Finance Committee: Myron reports ; Makes request that a reminder about the Special Assessment is noted in the weekly update.
- Landscape Committee: J Rump reports:
 - There has been dumping of yard debris on common areas. A request was made to make note of this in the weekly update and to include pictures.
 - Plans are being made for the renovation of Mallard Pond.
 - Rose Park: Continued efforts are being made for clean-up of yards backing up to the park

- Walking paths: Clean-up is in process and will continue until completed
- Finance Committee: M. Graves notes a discrepancy in the budget regarding the Special Assessment. E. Aeschliman takes note to correct. M. Graves makes request that a reminder about the Special Assessment is noted in the weekly update.
- Management Company
 - Maintenance
 - Naturally Green
 - Crew has been responsive and checking in daily
 - Scheduled to begin cutting down vines and cleaning up debris along the paths by the Harbor week of 5/21
 - Agriscapes
 - Has not been as responsive as we would like. We are addressing several issues with them.
 - Scheduled to come out on 5/28 to replace all remaining broken heads – we are trying to get them out earlier.
 - Southern Pump
 - Repaired the transfer pump on 5/18. Management is keeping an eye on the pond levels.
 - Kup Services
 - Management is getting bids on playground fill; inspection was completed on 5/3.
 - Collections
 - \$17,113.98 still due for Q2 – late notice reminders are going out this week. – This does not include accounts currently in litigation
 - 6 liens outstanding for 2017-2018: \$12431.71
 - \$20,045.67 still due for Special Assessment – due July 1
 - Miscellaneous
 - Air BnB: There was an article in Memphis Magazine with a listing for the “Sojourn of Harbor Town”. Management has investigated this and ascertained that this house is not in Harbor Town.
 - Management will be doing additional searches for homes that are in Harbor Town that are being rented out as short-term vacation rentals and taking action to make sure that they cease activity.
 - Short term rental policy will be listed in the weekly update.
 - Harbor Town 3 Miler: Management will coordinate with the Phoenix Club for the race on 6/1/18. A reminder about the race, road closures, and route map will be separately emailed on 5/31/18.

Old Business

- Cricket Song: There is a warranty on the plants, but it is unclear whether there is a warranty on the work.
 - Management is ordering a professional dye test to conclusively determine whether the pond is still leaking
- Verge Work (Drainage): Landscape Committee is still inspecting sites on the list compiled by the previous management and are finding discrepancies.
- Sod Replacement: - Pugh’s: This meeting did not go well. Management has provided the Landscape Committee with insurance information for Pugh’s.
- Wolf Harbor Bank Failure: Management will be coordinating with Chip Newman to organize an inspection of the banks and gathering estimates for repairs.

New Business

- 2018 Project – Pond Restoration – Mallard: Management is obtaining bids for the buildout from erosion at Mallard Pond.
- Insurance Review: Phineas Bresee presented the proposed policy. The Finance Committee will review policy

Meeting adjourns at 7:40pm and the Board goes into Executive Session.