

Harbor Town Community Association
Board Meeting Minutes
Monday, August 20, 2018 6:00 PM at River Hall

Attendees:

Board President: Craig Cardwell

Board: Bill Graves, Billy Bond, J.B. Halbert, Elizabeth Low, and Karl Friedrich

Absent: Alicia Lankford and Melinda Wilson

Management Representatives: Elaine Aeschliman and Katie Morales

Landscaping Committee: Jodi Rump and Susie Graves

Finance Committee: Myron Graves

Attendees: Margaret Cardwell, Veronica Ploucha, Kim Nesbitt, Lon McDurmon

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

B. Graves asks for a motion to approve the June 2018 minutes. B. Bond makes motion and K. Friedrich 2nds.
Motion Passes

Homeowners Questions and Comments:

- Veronica Ploucha asks the Board to confirm the Harbor Town Yard Sale for Saturday, September 22. She has already received permission from Maria at MMS to use the parking lot.
- Lon McDurmon would like to make the Board aware of his issues with communication from Ledic Management. The Board requests to have their email addresses added to the weekly newsletter.
- Kim Nesbitt would like to inquire about crime in the neighborhood and plans to address it. B. Graves reports that the N. Main Precinct is quick to respond and there have been no further issues with Signal 88.

Reports

- Commercial District: Nothing to report
- Arbors Apartments: Not Present.
- Landscape Committee:
 - Jodi thanks the Board for their reports on the sidewalks and verges.
 - The Landscape Committee is working with Naturally Green on continuous maintenance.
- Finance Committee:
 - Nothing to report
- Management Company
 - Maintenance
 - Naturally Green
 - Crew has been responsive and checking in daily
 - They are putting locks on all irrigation controls to discourage tampering
 - Southern Pump
 - They are extremely responsive when called upon.
 - It looks like the pumps for the ponds are properly calibrated. Routine maintenance for clogs will still occur and they will tweak calibration as necessary.
- Collections
 - \$14,642.94 still due for Q3 as of 8.20.18
 - 4 liens filed – 8 total \$15,094.88 as of 8.20.18.
- Metrics

- a. Visual inspections occur multiple times a week and are performed by management on foot or in vehicle.
 - i. 8 landscaping violations – 6 corrected, 2 receiving 2nd notice, fines
 - ii. 4 political signs were removed from common areas
 - iii. 3 pet violations were issued
 - iv. 4 violations for maintenance – all corrected
- b. Work orders are noted by management or are brought to management's attention via phone or email
 - i. 5 requests about trees and 2 about sidewalks – given to landscape committee
 - ii. 9 complaints about verges – unresolved pending Board action
 - iii. 1 stop sign replaced
 - iv. 3 recycling bins and 1 trash bin were requested by homeowners and delivered by Wastepro
 - v. 3 instances of yard trimmings not being picked up with other garbage – Wastepro was called to collect
 - vi. Mosquito fish were requested and delivered to Cricket Song
 - vii. MLGW – 2 different requests for lights to be blacked out; 1 pending
 - viii. MLGW – 10 lights reported out; 5 pending
 - ix. MLGW – requested for metal plate to be removed from Rose Park alley – pending
 - x. MLGW – one light pole was hit and wobbles – pending
 - xi. MLGW – water leak; home owner responsibility
 - xii. MLGW – pole down – pending
 - xiii. Aerator not working at Skating Pond – pending
 - xiv. 2 landscaping lights to be replaced; on order – pending
 - xv. Algae bloom at Skating Pond – Southern Pump corrected
 - xvi. Locks were installed on 4 main irrigation controllers
 - xvii. 16 irrigation work orders were reported to Naturally Green and corrected
 - xviii. Pipe from Mallard to Taylor Pond is clogged – reported to Southern Pump; pending
 - xix. Filters purchased for Mallard and Willow to be installed by Southern Pump; pending
 - xx. Completed: 37; Pending: 13 as of 8.20.18
 1. MLGW – 9 pending; 4 reported today
 2. Southern Pump – 4 pending, reported late last week; Kenny has food poisoning

- Upcoming Events

- SunFish Theatre Arts Festival – September 8th
- Bartlett Band Concert – Availability Sept 1, 2, 16, 17 and October 6,7. \$350.00 fee – put on Trello for a vote
- Soccer Shots Fall Season
- HT Yard Sale

- Miscellaneous

- Bird Scooters – we have received a complaint about Bird Scooters in Harbor Town from one home owner. Her chief complaint was the flashing lights as they are being dropped back off by the charger. The Board decides to let the matter of the Scooters ride and see what happens in the coming weeks.
- The Board has requested that Management arrange to bring handicapped spots throughout Harbor Town into ADA compliance with signs and striping.

Old Business

1. Wolf Harbor Bank Failure: We will be beginning work as soon as possible
2. Property Inspection Software: Not set up yet but Elaine hopes to have this completed within the month

New Business

1. Election of Board Secretary: B. Graves nominates E. Low. There are no objections. All in favor.
2. Review of Management Agreement: Rolled to Executive Session
3. Reserve Recommendations Finance Committee: pushed to future meeting
4. Mallard Pond Erosion: All bids received are reviewed and looked at in terms of scope of work. E. Low makes a motion to hire Reel Neet Erosion to do the following: fish relocation, bank stabilization, dirt backfill, entrance tear down, and silt removal. B. Bond seconds motion and motion passes.
5. Painting of Light Poles / Trash Cans: E. Low makes a motion to hire Dusan at his provided rates, to be paid for every lot of 15 after inspection. B. Bond seconds and the motion passes.

Meeting Adjourns at 7:46pm and the Board goes into Executive Session.