

## **Board Meeting Minutes**

Monday, September 21, 2015 6:00 PM at River Hall

### **Attendees:**

President: Jan Bouten

Board: Christina Guibao (Board Chair), Megan Dress, Billy Bond, and Karl Friedrich, Nicole Storey and Melanie DiLiello

Homeowners: Craig Cardwell, Dennis Abernathy, Russell Carter, and Elizabeth Low.

Management Representatives: Maegan Rusch

Landscaping Committee: Jodi Rump

Christina Guibao called the meeting Called to Order at 6:03pm.

Megan motions to approve minutes. Karl Seconded. No one objected and the Motion passes unanimously.

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

- Dennis Abernathy presented pictures of areas in Harbor Town that are in dire need of maintenance as well as erosion areas. He also informed the Board and Management that taking a boat out to look at the bank areas used to be in the budget.
- Craig Caldwell brought up lift station maintenance as well as Harbor Town signage. He also addressed tree trimming and the crape myrtle disease in Harbor Town. The Hot Spot at 919 Harbor View that was caused by MLGW was also addressed.
- Russell Carter brought pictures of hole in the walkway behind his house and also addressed the commercial district common areas. He is worried about weeds from Cricket Song Ponds.

### **Reports**

- Commercial District: The herb garden at Miss Cordelia's should not be messed with during concrete/landscaping.
- Arbors Apartments: No update.
- Finance Committee: Favorable.
- Landscaping: Hardscape was more than expected, and will put us a little over budget if it is coded to landscaping and not asphalt. The hardscape at Movie and Pizza needs to be inspected. Taylor's Pond is being filled too often and Management should look into finding a way to make the pond deeper. Once option being discussed is raising the overflow 6 inches.

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

- Receivables: At the end of August there was a total of \$12,012.08 in uncollected association fees over 90 days. Most of these residents have received an email from Management explaining that they have past due amounts.
- Please see Old and New Business sections.

### **Old Business**

- 2015 Projects:
  - Ponds: Management is looking into a way for Taylor's Pond not to drain quickly. One option is to increase the overflow by about 6 inches. Bids for electricity for the harbor sunk pump are being obtained and reviewed. There are wires that are exposed around Taylor's Pond that need to be addressed.
  - Road Repairs: Asphalt work is currently occurring around the neighborhood. A bid is presented for additional asphalt work including restriping and crack sealing.

- Megan makes a Motion to go with Polland Paving to crack seal and repaint the Commercial District and also to complete asphalt work on Island Dr. Karl seconded. No one opposed and the Motion passes unanimously.
- Erosion: The erosion project should begin in a week or so with Magnolia subcontracting a company to clean out the bank area. The barge should come through in the next couple of weeks depending on the height of the river.
- Reserve Study: Jason is working on a refund.
- Concrete Walkway: Pugh's does not seem likely to pay for the damage, but Management will continue to push to at least have them split the cost. Elizabeth Low volunteers to draft a letter to Pugh's urging them to pay before action is taken with an attorney.
- Landscaping: Taylor's Pond and Hot Spots are in progress. Some Hot Spots are not approved yet due to a lack in response about watering.
- Gravel Paths: Management is meeting with GreenScape, Pugh's and BHS Concrete tomorrow morning walk this area and establish a length. Once completed, a standardized bid will be sent to the contractors. The gravel should be filled in a path that is trenched 6-8 inches thick.

### **New Business**

- Landscape Company: Matt Cowan gave a presentation about Pugh's and the work that they have been doing to improve Harbor Town. Frank Colvette from GreenScape also said that if they would be ready to work "tomorrow" if approved by the Board.
  - Billy made a Motion to terminate Pugh's on October 31, 2015 and move forward with GreenScape planning to start on November 1, 2015. Megan seconded. No one opposed and the Motion passed unanimously.
- 2016 Budget: An incomplete preliminary draft has been created by Management and dues will need to be increased by roughly 25%. It is discussed to add the following items into the budget: irrigation for all common areas, Wolf River clean up, and a landscape arborist.
- Elections: An email election will be held on November 24, 2015. Management is finalizing the email voting process.
- Association Management: Lance Byrd is no longer employed by HomeOwners Advantage and a new Association Manager has been chosen and will begin on September 28, 2015.
- Commercial Concrete: The Commercial District concrete work will begin on September 22, 2015. A bid is presented for additional concrete work around the neighborhood, but it is decided to wait until after the erosion project is complete due to the heavy machinery that will be brought in.

### **Calendar Review**

- An email vote will happen on November 24, 2015.

Meeting was adjourned at 7:56 pm with the board going into an executive session.