

Harbor Town Community Association
Board Meeting Minutes
Maria Montessori School
Monday, June 16, 2014
5:30 PM

President present: Craig Cardwell

Board members present: Russell Carter, Megan Dress, Bill Graves, Cristina Guibao, Emily May and Dawn Nielsen.

Property management representative present: Elizabeth Glasgow.

Homeowners Present: Karen Soro, Terri Carden, Kerry Guest, Guy L'Heureux, Cathy Smith, Connie Avery, Jim & Deb Summers, Valerie Hall, and Carolyn Harvey.

Dawn called the meeting to order at 5:33 PM.

Megan made a motion to approve the April edited meeting minutes adding an "l" to the end of his name wherever there is a single "I" in Russell's name. Cristina seconded the motion and the motion carried unanimously.

Homeowners Questions and comments: none.

Commercial District - Russell reported that the Commercial District has been chosen for an article for Memphis Magazine.

Arbors Apartments - Emily - everything going good. Occupancy down a little, but coming back up steadily.

Finance Committee - Valerie reviewed May financials.

25th Anniversary - Megan - installing banners on tall poles at entrances - \$1,500 for banners and to install missing banner holders on poles. Exploring other options on window clings for businesses; some don't display signs in windows, 8 1/2" x 11" too large for some windows.

Jim and Deb Summers presented a \$9,000 check from Harbor Town Social Club to the Association to install a piece of art at the Harbor Village Circle entrance. Jim presented the plan and rendering of the art "Romantic Twist" to the Board and meeting attendees. The total cost of this project is \$12,500. Emily made a motion to approve the art installation and for the Association to cover the additional costs over the cost of the actual artwork (\$3,300). Megan seconded the motion and the motion carried unanimously.

Management Report and Action Item review – Elizabeth had previously distributed a management report to the Board. Items discussed further were Ballweg issues, groundcover/grass (email vote on locations and cost), and communicating possible assessment related to erosion & transition costs to owners. 5K feedback – delays and trash pick up were concerns. Bartlett Band – Scott Morrell said the best turnout; other feedback said community not supporting. Better marketing of event in future with yard signs on day of event, flyers in businesses, renaming “Symphony in Music Park”.

Old Business

Transition planning – Elizabeth and HTC are providing all information requested to HomeOwners Advantage. BuildingLink set to go live August 2014.

Election District Reapportionment – Russell made a motion to approve the Election Districts as mapped on Megan seconded the motion and the motion carried unanimously.

July 4th – Craig and Elizabeth attended a meeting with DMC, RDC, MCVB, MPD, MFD and Beale Street to discuss 2013 traffic issues and gridlock on Mud Island. Harbor Town is engaging officers for each entrance to monitor traffic entering the community for 8 hours – 3:30 – 11:30 PM. Elizabeth will communicate traffic plan once received from MPD.

2014 Project Status and Schedule – Elizabeth reviewed the previously distributed spreadsheet in the Board package.

- Erosion – application has been made for necessary permits. Management continuing to monitor river stages to arrange for inspection. Notification needs to be sent to owners stating there will be an assessment because of the erosion on the harbor, give details on the work that must be completed noting locations and using methods of work (barges and cranes from river bank), and not state and amount.
- 3rd entrance drainage – plans with City.
- Ponds – temporary pump cannot be installed; A2H stated pumping from harbor overall not a viable option – research with well companies how to increase productivity with current well. A2H preparing comprehensive bid package for Board review.
- Painting – in progress

Art installation – already reported

Parking – no report

New Business –

2015 Capex – Craig distributed a preliminary list. By July meeting should have a more firm list and develop a plan.

5K Wrap up – already discussed.

Bartlett Band – already discussed.

Montessori School clean up and dock repair – Elizabeth requested that Maria clean the landscaping, repair/paint the fence, have the dock repaired or removed, and an overall face lift. Maria is agreeable to these items and is working on remedying the issues. Elizabeth will tell Maria place a “closed for repairs” sign on the dock until it has been repaired completely.

General and Excess Liability Insurance Status – Per insurance underwriters, a “No Swimming in Ponds” rule is required.

Solicitation in Harbor Town – Aldo’s has solicited twice and they have been billed a \$200 clean up fee. They are refusing to pay. If they solicit again, send them another invoice and take them to small claims court if they refuse to pay the second time.

Review of Annual Calendar Items – Add Art Dedication Party when Romantic Twist is installed. Suggested coordinating with Social Club night event. Obsidian to promote.

The Board meeting adjourned at 7:32 PM and the Board and Craig met in an Executive Session.