

Harbor Town Community Association
Board Meeting Minutes
River Hall
Monday, August 18, 2014
5:30 PM

President present: Craig Cardwell

President-elect present: Jan Bouten

Board members present: Craig Beard, Megan Dress, Karl Friedrich, Bill Graves, Cristina Guibao, and Emily May.

Property management representative present: Elizabeth Glasgow.

Homeowners Present (those who signed in): Joseph and Rachel Douglass, Susie Graves, Jana and Philip Neri, Susie & David McCandless, Maggie Hollabaugh, Tim and Karen Soro, Cathy Smith, Jerry Schwartz, and Tom & Susan Skrmetti.

Craig Cardwell called the meeting to order at 5:30 PM.

Megan made a motion to elect Cristina the Board Chair. Bill seconded the motion and the motion carried unanimously. Emily made a motion to elect Megan as the Board Secretary. Bill seconded the motion and this motion also carried unanimously.

Minutes - Emily made a motion to approve the July 21, 2014 minutes as written. Megan seconded the motion and the motion carried unanimously.

Homeowners Questions and Comments - Joe Douglass asked about the recent car break-ins in the community. Maggie Hollabaugh asked about the possibility of the Social Club sell the remainder of the cook books she has in her possession.

Board and President Transition Plan – Jan reported that he and Craig are working together to ensure an easy transition for the President.

Commercial District Report – Karl reported there is a bird situation at Movie & Pizza Company. The migratory starlings are roosting in the two eastern most trees on the north side of Harbor Town Square in front of Movie & Pizza and Miss Cordelia's. Russell Carter, Movie & Pizza Company, requested the Association to trim the trees and look into other methods to deter the birds. Elizabeth will research. Karl asked about the commercial district monument

sign at the Harbor Town Circle entrance. Elizabeth suggested contacting Pete Evans and Debbie Woodard with Henry Turley Company. Alex with the Ivory Closet asked Karl to report that they now have monogramming available. The Cedar Room is hosting a Whiskey Tasting on October 25th.

Arbors Apartments Report – no report.

Finance Committee – Craig reported under budget but several projects have not been completed. The ponds, harbor side erosion, and third entrance drainage are outstanding items. Funding the projects was discussed. Options include funding out of a reserve then having a special assessment to pay back, obtaining a commercial loan, and possibly raising fees in 2015 to pay back the reserve. Craig recommended allowing the CD's to expire to have the cash on hand when the erosion and pond repairs are planned.

25th Anniversary Committee – Megan reported that the ULI event has been moved to the spring to allow for better planning. The time capsule event is planned for the end of October. The questionnaires will be sent out with time to return them to the Association Office. Megan asked Elizabeth to contact Pam Mackey to invite her to the September meeting to present the plans for the Dog Show on November 2nd.

Management Report and Action Item review – Elizabeth had previously distributed a report. Elizabeth distributed an updated 2014 Major Projects spreadsheet. All other items are for discussion are under Old or New Business.

Old Business

2014 Project Status –

- Erosion on Wolf River Harbor Bank – status of letter to Titleholders. A2H provided an estimate for the repairs (\$82,500). Mississippi Limestone provided a proposal for the 4 outfalls that is lower than A2H's (\$70,200). A letter to the titleholders will be sent once all the expenses for the project are obtained.
- Harbor Village Circle entrance drainage – All bids are due to A2H on August 22.
- Ponds – preliminary estimates received for Cricket Song, Willow and Taylor's Ponds are extremely high. Management is working with A2H on obtaining proposals from other firms to perform this work in the winter months.
- Painting – Bill has inspected about 2/3's of the mailboxes and the painting is unacceptable. He is setting a meeting with the painter and Management to review his findings.

Art installation at 3rd Entrance – awaiting updates from Jim Summers and artists. Once installed, will schedule a dedication ceremony and Obsidian to create and send a press release.

HOAdv Management Transition status; BuildingLink implementation; incentive compensation and how to proceed – Building Link should release about October 1st. Jason is working with Craig and Board on incentive compensation details.

Parking – to be discussed under new business.

2015 Projects, needs, Capex – Elizabeth requested priorities from the Board to include in the draft 2015 budget. These are landscaping improvements (trees), a landscape master plan, paving as outlined by A2H, ponds, Settler's Point gazebo, and entrance features restoration.

New Business

Recent Car Break-ins – There have been several car break-ins in Harbor Town in the two weeks preceding the meeting; specifically, they occurred overnight on Sunday, August 3rd and Saturday, August 16th. Several possible ways to deter criminals from the community were discussed. The Board will meet with the police to get their ideas on how to deter crimes, research parking decals, and contacting local security companies about patrols.

Cruising on Island Drive – According to the residents who live facing Island Drive, cruising on the weekends is still occurring. The Board will discuss the cruising issues with the police, Lee Harris and, the Mud Island Consortium.

Update on Greenbelt Park lot gates – Elizabeth received notice that the gates would be installed in September.

Annual Meeting Date – September 22, 2014.

Review of Annual Calendar Items – no additions.

The Board meeting adjourned at 7:18 PM and the Board and Craig met in an Executive Session.