

BOARD MEETING MINUTES

Wednesday March 18, 2015 6:00 PM at River Hall

Attendees:

President: absent due to illness

Board Members: Cristina Guibao (Board Chair), Megan Dress (Board Secretary), Bill Graves, Billy Bond, Karl Friedrich, Emily May, Nicole Storey (by telephone)

Homeowners: Craig Cardwell, Margaret Cardwell, Casey Cade, Jean Garlock, Bob Garlock

Finance Committee: Valerie Hall

Management Representatives: Erin Walker, Lance Byrd and Jason Welchel.

Cristina Guibao called the meeting Called to Order at 5:30pm.

Approval of the February 18, 2015 Meeting Minutes – Bill made the motioned to approve the minutes as written, Karl seconded, and motion carried unanimously.

Homeowners Questions & Comments:

Jean & Bob Garlock: concerned about excess golf cart access and usage from neighborhoods to the N of Harbor Town

Craig Cardwell inquired about Maria Montessori School utilities increase/pay change, the status of sources/usage report, the status of the memo of understanding between Harbor Town and South Bluffs cost allocations.

Reports

- Commercial District: nothing to report
- Arbors Apartments: nothing to report
- Finance Committee: Valerie Hall reviewed the financials on behalf of the Finance Committee. There is a positive variance (income) due to special assessments being paid and positive variance (expenses) due to pond repairs delay.
- 25th Anniversary Committee: (Megan Dress) Reviewing options for new banners and the possibility of auctioning the current banners.
- Landscape Committee: received preliminary schematics from Landscape Architect. Looking for an overall master plan for neighborhood

Management Company Report & Action Point Review

- Receivables: End of February there was \$3220.51 in delinquent payments over 90 days. Since that time, unit 147 HPT Lane paid \$841.06 in dues and assessment. Harbor Town Center building owners were sent letters by the attorney notifying them of a potential suit being filed unless balance due was paid in full by no later than 3/21/15. Since the letter was sent out, Gary Garland has relayed to the attorney that he was expecting a closing and hopes to make a payment of \$1500.00 by 3/22/15 and that he was attempting to collect \$10,000.00 owed to him by the nail salon. He is to get back to the attorney no later than 3/18/15.

2015 Projects:

- Wolf River Erosion Project: Four bids have been received which were posted on Trello ranging from \$257,895.00 to \$705,789.00. A meeting was held with the three lowest bidders on 3/11/15. The bids and comments were sent to A2H for review, prior to a face to face meeting with A2H to discuss all findings scheduled for 3/16/15. An update and recommendation will be provided to the Board thereafter.
- Taylors Pond Project:
Daily and weekly updates have been posted on Trello regarding the status of this project. As a result of weather, Magnolia is running behind schedule, but anticipates getting back on track once the weather breaks and expect on being completed by or before the deadline. Project completion: April 14, authorized to give 5 extra days if needed.
- Landscape Architect Meeting: Jan Bouten, Karl Friedrich, Jodi Rump, Lance Byrd, Erin Walker, and the architect met at the Association office on 3/10/15 to review proposed drawings and recommendations with emphasis for improvements being placed on the three entrances. Jodi has since sent out additional drawings for review.
- Reserve Study: The finance committee along with Jan Bouten, Lance Byrd, and Craig Cardwell met on 3/9/15 to go over the recently received draft reserve study. The finance committee and Jan were going to re-work the numbers on a line item basis with emphasis being placed on the fact that a strong and consistent preventative maintenance programs should be put in place.

- Gazebo: Specifications have been sent out to several contractors with a deadline of receiving bids of 3/16/15. Thus far the lowest estimate is \$5998.00 with a budget of \$11,000.00.

Other Management Issues:

- Erin is working closely with the committee involved in the crawfish festival organizers w/regards to items such as trash cans, portal-potties, etc.
- Board training with the attorney has been set for 4/1/15.
- Full results of the resident survey will be posted on Trello prior to the board meeting.
- Management received a copy of the revised Equity Resolution 8 that involves FCC rules and the discussion of the Board at the 2/18/15 meeting.

Old business

- 2014 Major Projects
 - Erosion Wolf River Bank update: in management report
 - Reserve Study: sending revisions to Reserve Action, strong preventative maintenance programs
 - Landscape Architect: focus on 3 entrances and areas that needed attention. Master plan needed by April 3.
 - Street Repairs: Plan in conjunction with erosion project. Identify areas in most need of repair and solicit bids.
 - Entries and Gazebos: final specs out on gazebo, received 2 bids, get a 3rd.
- Resident Survey: went over results
- Equity Resolution 8: Emily made the motion to approve the revised version of Equity Resolution 8, Megan seconded and the motion carried unanimously
- Park maintenance and inspections: relocate rope horse, replace ropes with chain
- Events for 2015-
 - Board Training: April 1 at Belle Memphis Room 3-5pm
 - Dog Show: Nov 8 with rain date of Nov 15
- Events for 2015
 - Harbor Town 5k: David Spratlin & Casey Cade presented more detail about race, said they would make sure everything was cleaned up after. Megan made the motion to allow the Harbor Town 5K race as presented, Karl seconded and the motion carried unanimously

New Business

- Commercial District Sign request-Ivory Closet/Cedar Room:
 - Bill made the motion to approve putting up the requested signs on the morning of and to be taken down that same night, , Megan seconded and the motion carried unanimously.
- Estate Sale: Megan made the motion to approve the requested estates sale with the stipulation that parking is controlled adequately, Karl seconded and the motion carried unanimously.
- Annual Meeting: November 16, 2015 (reschedule elections)

Management left and Executive Session began at 7:20 PM.