

Location: Zoom Call

Association President: Don Ray

Board Members Present: Bill Graves, Jane Pirani, Rhonda Brown, Renee Trammell, and Ann Sparks

Committees: Jodi Rump and Susie Graves

Meeting called to order -Jane Pirani 3:42pm.

Approval of February Board Meeting Minutes:

The February minutes were posted on Trello (Internet based collaboration tool) for all Board members to review. Bill Graves made a motion to approve the minutes and Rhonda Brown seconded the motion. Motion passed

Adoption of the Agenda:

Ann asked for a motion to change line item #9 to the top of the agenda. Motion failed due to lack of a second.

Jane Pirani asked for a motion from the Board to adopt the agenda as presented. Rhonda approved and Bill Graves seconded the motion. Motion passed

Jane Pirani welcomed our New Association President, Don Ray. Then Jane Pirani turned the meeting over to Don Ray. Don explained to the board of what his title signifies included, how Zoom is a key role due to the stay-at-home orders and his plan of action.

Don informed Board how he is going to assist Chairperson-Jane Pirani, by leading the first Zoom meeting.

Jane Pirani express to all board members, the three pressing items to be addressed:

- President
- Management Company
- Eviction from HOA office space

Reports:

Management Company:

Not present

Arbors Apartments:

Rhonda Brown reported, ongoing capital improvements and working on trash complaints. Jani added, the trash problem is with the Commercial District. The compactor is broke, and they are waiting for parts.

Landscape Committee:

Jodi Rump reported the following:

Ben's Park

- The samples of the Tetra Tech retaining wall stone material is in Jodi's front yard for selection.

Mallard Pond

- Jodi spoke to Ben Ledsinger with Smith, Seckman & Reid (SSR) engineering firm to discuss HT retaining SSR for the Mallard Pond project. Discussed his qualifications and references. Explained the Mallard Pond project and invited Ben to HT to meet with the LC and walk Mallard Pond.
- Ben discussed the design of Mallard Pond and some potential issues that exist with the current design of the pond. The water table is almost even with the current edge of the pond as compared to other ponds where there is a significant difference in the slope and the height of the bank to the water. This, along with the incorrect dirt mixture, will cause the constant soggy, unstable condition of the soil. Ben suggested the rip rap is inconsistent with the other ponds in HT and is not normally used inside of a community such as HT.
- The West bank of Mallard Pond needs to be returned to a more natural course LC inquired about the use of a landscape architect. Ben suggested that we consult a Landscape Architect about our plans but commented that he does not believe that we need to retain one for design based on the other ponds.
- The scope includes project management of the entire project- the goal he stated was for him to "hand us the keys" at the end for us to plant the landscaping and a topographical survey will be done (included), schematics will be presented for the HOA to review, understand concept, make changes, then Ben will incorporate the changes and proceed with bidding. all contractors are bidding the exact same items. Ben stated that they use historic bid data from 4-6 months however the pandemic is skewing the numbers. This is from supply chain issues etc. and even though we are using everything that is locally sourced, they have seen that contractors see risk and are being cautious with their fees. So, we can expect a 15% contingency built in.

OTHER HT LANDSCAPING WORK

Skyline Electric is progressing on the lights. All up lights are in and they are working on the bollards now. Spring annuals will be planted in May.

Town Code Advisory:

We are requiring the Commercial District to follow protocol before a representative can be appointed.

Finance:

Michael D'Amico reported the funds marked for transfer to CDs and money market accounts are in process and the financials will be recast to reflect these changes.

Commercial District:

No report.

OLD BUSINESS

Contracts

Signal 88

Don Ray stated that he is not happy with their services and ask the board for feedback. Jane Pirani stated, we see performance issues, and this is not helping our community. The guards have been seen leaving the property on several occasions. The new guards are unfamiliar with the property and response times have become too long.

Maria Montessori School

To be discussed in executive session.

Erosion

Mallard Pond and Ben’s Park

Please review Jodi Rump’s detail report on Erosion under Landscape Committee.

Jodi Rump volunteered to take on the following projects with Board’s approval. Jane Pirani approved and agreed of Jodi Rump taking on the following projects. Jane Pirani included, we must get the erosion and ponds work started and resolved and we do understand this is a costly project.

Don Ray move that we vote: Jane approved to move forward; Ann Sparks would not cast a vote. Renee then asked Mike D’Amico with the finance committee to assist with the budgeted line item.

Motion was approved but changed. Vote was changed “to approved with Finance committee’s approval”.

Don Ray made the motion be amended to say” Landscape Committee will oversee erosion projects with Finance committee’s approval.”

Finance committee Michael D’Amico approved line items.

Renee Trammell approved new motion, Bill Graves seconded the motion and the motion passed.

Don Ray spoke on assisting with Landscape, Renee Trammell spoke on making sure all contractors are bidding the exact same items and working with only one company. Don added, moving forward the new management company can assist HT with the erosion problems.

Bill Graves spoke to vote on the 7 pending items posted in Trello. We also will need to approve the sidewalk repairs.

Arbors Harbor Town Signage	Sparks -- 848 HICE
Rump/Keller Reimbursement	Garcia – 166 HICN
Mead / Kelly – 855 HICE	

Bill Graves motion that all line items are to be approved within 1 vote. Renee Trammell seconds the motion and motion passed. Vote was amended due to Sidewalk repairs was not posted on Trello.

Bill Graves made a motion to approve sidewalk repairs and Renee Trammell seconded the motion and the motion passed.

NEW BUSINESS:

Jane Pirani stated, we are asked to follow the By-laws and that is exactly what we are doing. Don Ray spoke on casting vote for New Management Company. Rhonda Brown asked if we could take some time to review and compare Management Companies. Don Ray will resume meeting to 4/22/20.

Meeting adjourned at 6:05 p.m.

Submitted by,
Rhonda Brown

