



Harbor Point Monthly Member Meeting Agenda

Date: Saturday October 7, 2023

Time: 10:00 a.m.

Location: Harbor Point Park Pavilion

Secretary will keep minutes and act as timekeeper of the agenda. Each Board Member will have a max of 10 minutes.

Call to Order – Bob Durrant, President, called the meeting to order and thanked everyone for coming.

1. **Quorum Status Roll Call** – Bob reported that there was no quorum present but at this point there was no business item that we would be voting on.
2. **Secretary Update** – Beth reviewed the minutes from the May 20, 2023 meeting. There were no questions or revisions presented. The minutes are located on the HPPOA website.
3. **President Update - Bob**
 - a. Karen Dowd was introduced as our new treasurer. Melissa has moved out of the subdivision and Bob reported that Karen has done a wonderful job transitioning and already making an impact.
 - b. Open Board Positions – there are currently two open board positions which will soon be filled.
 - c. Membership- Bob discussed his frustration with the difficulty of having residents join the POA. General discussion included the inability to be made aware of residents moving in and out of the subdivision. It was noted that members felt that the banners that are placed at the main entrances are very helpful. Not all are on computers and these also provided reminders.
4. **Treasurer Update (Finances)** – Karen thanked Bob and Cheri for their tremendous help with her transition to her new role. She also expressed tremendous appreciation for all that Bob and Cheri do for our neighborhood, she said we do not know how much they do to make a difference in Harbor Point and all expressed their thankfulness for their commitment.
 - a. Budget for the year was reviewed. The year-to-date income is \$14,046 with budgeted expenses of \$14,110.16. Please note that our membership is down and our dues are due in October so we need to make every effort to get as many members paying their dues as possible.
 - b. POA dues are due in October 1st – Bob discussed that we tried to reduce budget dollars by not mailing our dues notices. Last year he and Cheri' personally walked door to door and delivered notice with information on the various ways to pay the dues. This year we are going to wait for the month of October to see what dues we receive and then in November mail notices to those who haven't paid their dues. This will help some with reducing the mailing cost.
 - REMINDER: THE DUES GO TOWARDS THE FOLLOWING:
 - a. Pay for the maintenance and lighting of the three entrances to Harbor Point.
 - b. Pay for the taxes
 - c. Pay for the upkeep of the park
 - d. Security cameras used for safety.
 - e. They are NOT just to give access to the code to get into the park
 - c. Rental of the Pavilion – everyone was reminded that we do rent out the pavilion to residents/members. This could be an excellent source of income as it offers access to the lake, a covered pavilion, two restrooms, kitchen amenities, and tables and chairs. There was a great deal of discussion with suggestions to improve this opportunity, highlights follow:
 - Have a Price List that includes a base price for the pavilion and then add-ons for use of bathroom and kitchen area, tables and chairs, etc.
 - Establish a set schedule for renting, i.e., 2 to 6, 10 to 2, all day, some suggestions.

- Address cleaning fee, removal of trash.
- Consider a VIP package that enables the complete park rented for the day.
- Consider the need for security on sight if there is over a ?certain amount of people attending and/or limit the number of people to allow.
- Rental contract, waiver signed, and credit card on file, damage deposit
- No glitter or confetti
- Explore the possibility of it being a wedding venue.

Cheri' reported that the Pavilion was rented out five times last year and she received positive feedback from each rental. The Vendors at the events we have had were very complimentary of our grounds and the rarity to have access to bathrooms at events. The consensus of the group is there is a great opportunity for an income source and we need our residents to be aware that this is available – it is on the website but not sure how aware residents are of this.

5. **Maintenance Update** (recent accomplishments and needs moving forward) – Bob & James

- Entrances and park mowing maintenance – unfortunately we lost our yard person. Currently Bob, Cheri' and Mike are trying to maintain Harbor Point to save some money until we can get someone for next year since we are at the end of the season.
- Need to get more safety fence and poles to encompass the holes that are around the park
- Plants and Trees. Carol Wolfenbarger has donated some trees to be planted at the park which will be a beautiful addition. Bob reported that we need to organize a group and a day to have a tree planting party. Janice volunteered with her husband to work with Carol and Bob to get this done as soon as possible due to the fall weather. A member shared that if you join the Arbor Society, they will give you three trees. Concern to keep the trees watered was discussed, volunteers to rotate watering, another suggestion was portable pumps and a system for filling buckets that will have water seep into the ground.
- New safety signage that was previously approved by the board was purchased and will be installed soon.
- SeeClickFix App – reminder that this is an automated process Gun Barrel City is using to help identify issues with roads and code compliance. This has helped keep Ernie and Mike (city employees) better informed of issues as well as streamlined the process and enabled better follow up. Several expressed positive feedback after having used this.
- Lights at the Bounding Main entrance – Ken Foster brought up the need to fix the lights at the Bounding Main entrance.....they are very very dim and hard to see. Bob thanked him for the input and will address the issue. Ken donated money towards purchasing new lights.

6. **Welcome and Membership Update** (recent accomplishments and needs moving forward) - Bob & Cheri'

- Membership - we need more residents to become members. We need more people to get involved with our Harbor Point community. You can volunteer to do as much or little as you want – “many hands make light work “and enable us to have more events, improve our subdivision etc.
- Recruitment Ideas were discussed. The following were ideas generated:
 - Buddy system – invite your neighbors and bring them to our next member meeting or event that we may have
 - Share with your neighbors about the POA and joining.
 - A resident challenged each at the meeting to go out and get 10 members. Cheri' will provide a tool that can be given to the residents that identifies what the dues are used for and the various means you can use to pay the dues. Goal date is November 8th!! LET'S SEE WHAT WE CAN DO!!!!

7. **Updates on neighborhood ministry/outreach efforts** – Cindy reported that there were currently two housebound residents that are being helped by having the food pantry delivered to them. If you know someone needing help, please contact her. She also reminded everyone that there is a Cedar Creek Silver Angels that have resources to help. A member volunteered to donate a wheelchair that could be borrowed.

8. **IT and Website Update** (recent accomplishments and needs moving forward) – Bob

- Average of 400-500 visitors per month to the website
- Numerous contacts via the website

- c. Open to ideas to make the website better.

9. **Events and Marketing Update** (recent accomplishments and opportunities moving forward) - Cheri'

- a. Playground for the kids- We have received a \$1000 donation to be used to update equipment in our playground. Cheri' and Bob have looked at various playgrounds in different subdivisions and found a very nice structure that would greatly enhance our area. Bob will design the structure, Cheri' will look to find either donated wood or greatly reduction in the price of the materials, then we will need volunteers to provide sweat equity to build it.
- b. Discussed the opportunity to paint the inside of the pavilion to give it a facelift.
- c. Christmas Celebration – Cheri' is beginning to plan the Christmas Event. Other events were discussed but we need more members to assist with these.

10. **Other business –**

- a. Ken and Cindy (city council members) discuss the need to identify the VRBO/Airbnb's in GBC. If you know of any, please contact them with the addresses etc.
- b. Clarity on the rules regarding Golf carts on the subdivision roads – Follow the State of Texas and GBC laws. Must be a licensed driver, brake lights, street legal, not allowed on Harbor Point Drive, and not allowed to go over 35 MPH
- c. Road repair – Ken reported that pavement of Harbor Point Drive and south of the Airport are next to be done as they are main arteries used in GBC.
- d. Someone noted that there is no speed limit sign on Bounding Main – Janice volunteer to report that on the SeeClickFix.

11. **Adjourn –** Bob expressed great appreciation for the very interactive meeting, he appreciated everyone's time and support and input. There being no further business the meeting adjourned at 12:10