

BOARD MEETING MINUTES FEBRUARY 24, 2024

1. ROLL CALL – SUSAN HUNT VP, LACINDA ALBRIGHT POOL/PARKS, WILLIAM OSENBAUGH, ROADS/UTILITIES PRESENT.
RANDY POWELL ABSENT.
2. OPEN ANY BIDS RECEIVED ON EQUIPMENT AT COMMUNITY CENTER. (2 BIDS RECEIVED)
 - A. DAN HANKINS \$25.00 TRAILER
 - B. TONY NEASE \$50.00 ROUND METAL DRILL STEM PIPESMOTION TO ACCEPT BIDS, ALL BOARD MEMBERS APPROVE. AMOUNT DUE TO BE POSTED IN APPFOLIO THEN WINNERS MAY PICK UP ITEMS WON.
NO BIDS ON THE FORKS FOR A FORKLIFT, OR SICKLE MOWER BAR. WILL SELL FOR SCRAP METAL AND PUT MONEY INTO GENERAL FUND. BRUSHHOG WILL BE LISTED FOR SALE WITH PICTURES ON FACEBOOK MARKETPLACE BY WILLIAM AND PROCEEDS DEPOSITED INTO GENERAL FUND. ALL BOARD MEMBERS PRESENT VOTED TO APPROVE.
3. READ MEETING MINUTE FROM JANUARY 27, 2024. ALL BOARD MEMBERS PRESENT VOTED TO APPROVE.
4. ARCHITECTURAL CONTROL – PRESENTED BY SUSAN HUNT IN RANDY POWELL’S ABSENCE.
 - Several properties currently where POA is not being notified of sales or purchases. Structures and RV’s still being built or brought in without approval. Several properties have incurred fines recently due to structures and condition of property not in compliance with restrictions.
 - Agreed to discuss at POA meeting to consider changing dues for multiple properties owned. Example, one entity has 27 lots in multiple locations around the community. Loss of income for the Harbor
 - Discussion at POA to have possible items to vote on established earlier in order to do due diligence before a member vote to research possible legal issues prior to voting. Any possible issues that need legal counsel will be directed to attorney for review.
 - No discussion regarding Architectural Committee due to Randy not being available for input.
5. HARBOR PATROL – SUSAN HUNT
 - NO KNOWN ISSUES. REMAIN DILIGENT TO WATCH FOR UNKNOWN INDIVIDUALS IN AREA AND REPORT SUSPICIOUS ACTIVITY
 - REMINDER OF SPEED LIMIT WITH WARMER WEATHER COMING
 - REMINDER NO ATV’S ALLOWED
 - REMINDER AGE LIMIT 16 FOR DRIVERS IN HARBOR
6. VICE PRESIDENT – SUSAN HUNT
 - INCOME STATEMENT REPORT: ROAD FUND \$31,501.75, GENERAL FUND \$125,736.14 TOTAL OPERATING INCOME TO DATE \$1225.92.
 - APPFOLIO ISSUES: MEMBERS NEED TO UPDATE INFO PRIOR TO MARCH 1, 2024 FOR ISSUANCE OF DUES STATEMENTS. PER MULTIPLE MEETINGS WITH APPFOLIO REP, DUES ARE LOADED AND READY TO BE TRANSMITTED VIA EMAIL ON 3/1/2024.
 - OFFICE WILL BE OPEN ON SEVERAL DAYS DURING MARCH 1-APRIL 30 DUES COLLECTION PERIOD. SUSAN AND LACINDA WILL BE AVAILABLE ON MONDAY AND THURSDAYS FROM 2-6PM STARTING 3/4/24.
 - CHECK PAYMENTS ALLOWED IF MEMBERS ARE UNABLE TO PAY ON APPFOLIO. APPFOLIO IS STILL THE PREFERRED PAY METHOD BUT BOARD WILL WORK WITH THOSE THAT CANNOT PAY ON APPFOLIO. IF A CHECK PAYMENT IS RETURNED FOR NON-SUFFICIENT FUNDS, A **\$25.00** FEE INCURRED FROM ARMSTRONG BANK TO OUR ACCOUNT WILL BE PASSED TO THE MEMBER. **NO CASH PAYMENTS ALLOWED.**
 - UPDATE ON TAXES (NOT COMPLETED YET), BUDGET (UNDER REVIEW WITH CPA), SOFTWARE DISCUSSIONS (NO UPDATE).
 - RUN BACKGROUND CHECKS FOR UPCOMING ELECTIONS. DISCUSSION AT NEXT BOD/POA MEETING.
 - UPDATE ON AUDIT – CURRENT CPA CANNOT CONDUCT AUDIT. RESEARCHING OTHER OPTIONS.
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7. PARK AND POOL – LACINDA ALBRIGHT
 - SPRING OPENING DATE APRIL 22, 2024. PIPE AND SAND FILTER REPAIRS TO BE COMPLETED. 1-2 DAYS WORK TIME.
 - CHEMICALS TO BE ORDERED IN MARCH TO RECEIVE 10% DISCOUNT.
 - HEARTH AND POOL MEASURED POOL FOR A NEW TARP – ESTIMATE PENDING.
 - DISCUSSION DUE TO CURRENT VOLUNTEERS SCHEDULES FOR SUMMER - WILL CONSIDER LIMITED HOURS THIS YEAR FOR POOL OPERATION UNLESS SUFFICIENT NUMBER OF VOLUNTEERS ARE AVAILABLE TO COVER. NO COVERAGE FOR WEEKENDS TO DATE.

- DISCUSSION ON INCREASING GENE'S AQUA RENTAL RATE TO \$75.00 PER DAY. ALL BOARD MEMBER VOTED AND APPROVED INCREASE. CONTRACT TO BE COMPLETED AND SUBMITTED TO GENES FOR REVIEW AND SIGNING. CONTRACT DATES 5/31-9/3/24.
 - PLUMBER REGARDING FREEZE PROOFING DUMP TANK AREA TAP. INFO PROVIDE TO SHOW WHERE TO DIG AND PREP FOR INSPECTION. WILL CONTACT USW TO SEE IF ANY ASSISTANCE MAY BE PROVIDED.
 - DISCUSSION TO ALLOW HEARTH AND POOL TO VACUUM AND DO CHEMICALS. ESTIMATE PENDING.
 - DAN HANKINS VOLUNTEERED TO MOW COMMUNITY CENTER AREA AGAIN THIS SEASON.
8. ROADS AND UTILITIES – WILLIAM OSENBAUGH
- ROAD REPAIRS/MAINTENANCE TO RESUME NOW WITH WARMER WEATHER.
 - MISINFORMATION ON SOCIAL MEDIA REGARDING ROAD FUNDS AVAILABLE FOR WORK. FUNDS ON FILE AND AVAILABLE TO COMPLETE CURRENT JOBS FOR COMPLETION IN HARBOR. CONTACT WILLIAM FOR QUESTIONS AND CONCERNS.
 - UPDATE ON ROAD SIGN REPAIRS. LIST COMPILED AFTER INSPECTION OF HARBOR TO SUBMIT TO COUNTY.
 - USW NEEDS TO COMPLETE ROAD REPAIRS ON CHEROKEE AND CARLISLE ROADS. ATTEMPTS TO REACH USW HAVE NOT BEEN SUCCESSFUL. DISCUSSION TO COMPLETE REPAIRS AND TAKE TO SMALL CLAIMS COURT FOR REPAYMENT. WILL RESEARCH 2 OTHER CONTACTS FOR ASSISTANCE IN COMPLETING REPAIRS BEFORE STARTING.
 - OLD KERNS PROPERTY STILL HAS WATER PIPE STICKING OUT OF DRIVE. WILLIAM GOING BY AFTER MEETING.
 - REMINDER TINHORNS INSTALLED MUST NOT DIVERT OR ALTER NATURAL FLOW OF WATER. ONE FOOT MINIMUM ON TINHORN WIDTH MAY NEED TO BE REVIEWED. CONSIDER PER APPLICATION AND INSPECTION REVIEW. MAY CONSIDER ADDING TO ARCHITECTURAL FORM TO INSURE PROPER SIZE FOR PROPERTY.
9. NEW BUSINESS –
- DATE FOR NEXT BOARD MEETING: MARCH 30, 2024 AT 10AM.
 - DATE FOR NEXT POA MEETING: IMMEDIATELY FOLLOWING BOD MEETING 3/30/24. WILL NEED QUORUM TO VOTE ON A SOME ISSUES. NEED VOLUNTEERS TO WORK SIGN IN TABLE.
 - TOWN HALL MEETING DATES TO BE DETERMINED AFTER POA MEETING IF NEEDED.
 - MOTION TO END MEETING. ALL APPROVE, ADJOURN.