

BOARD OF DIRECTORS MEETING MINUTES MARCH 30 2024

1. ROLL CALL – RANDY POWELL, PRESIDENT ALL 4 BOARD MEMBERS PRESENT
2. READ MEETING MINUTE FROM FEBRUARY 24, 2024. DECIDED NOT TO READ ALOUD SINCE ON WEBSITE FOR REVIEW. VOTE TO APPROVE – ALL BOARD MEMBERS APPROVED.
3. 3. ARCHITECTURAL CONTROL – RANDY POWELL
 - Reminder to obtain Architectural approval before placing structures on lots.
 - Keep your things locked up, secure, and look out for neighbors
 - Calling before you dig (811) to pull up trees, stumps, etc. in the easement area is required
 - Call USW before dig. If a water main breaks, member not held responsible.
 - Trash: Paid members only, no prohibited items. Please try to pick up trash around dumpster County Free Trash Day: 9am-2pm April 20th. NOT A DUMP DAY IN HARBOR, RULES STILL APPLY.
 - Advise use caution when disposing private information in dumpsters. Burn or shred for safety.
 - Individual/s dumping on property of members that are not on sight. Sheriff will be called and police report filed. Signs posted recently for a problem area.
4. HARBOR PATROL – RANDY POWELL
 - Keep your dogs on leash or in fence at all times. Not in restrictions but provide shelter, shade, water, food, etc. Loud dogs (or any other loud nose) during quiet hours is a POA quiet hours violation.
 - Neighbors can call Sheriff for animal cruelty or creating a nuisance (continuously barking dogs as example)
 - Side by sides and golf carts only allowed - No ATVs
 - 16+ years old, insurance, keep to the speed limit, if impaired, don't drive, don't try and drive over animals or people
 - More people, noise, alcohol, brings more friction/complaints.
 -
5. VICE PRESIDENT – SUSAN HUNT
 - INCOME STATEMENT REPORT General Fund \$150,787.84 Road Fund \$36,426..69. All board members voted to approve.
 - APPFOLIO/DUES: CONTINUE TO HAVE OFFICE HOURS FOR ASSISTANCE IN MARCH AND APRIL
 - DIFFERENCE OF A CHECK VERSUS ECHECK FOR DUES PAYMENTS. \$25.00 RETURN CHECK FEE. NO CASH ACCEPTED. NO RETURNED CHECKS TO DATE.
 - UPDATE ON AUDIT – CURRENT CPA CANNOT CONDUCT AUDIT. RESEARCHING OTHER OPTIONS. 7 COMPANIES DID NOT WANT THE BUSINESS TO DATE.
 - SMALL CLAIMS COURT UPDATE, COSTS INCURRED, COSTS RECOVERED. OUT OF 8 CLAIMS, 2 JUDGMENTS IN LTHOA FAVOR, ONE MEMBER PAID BEFORE COURT DATE, 5 NEED TO REFILE FOR BAD ADDRESS. WILL CONCENTRATE ON MEMBERS LIVING IN HARBOR TO PROCEED FOR PAST DUES FIRST.
 - LEGAL RETAINER PAID TO LAWYER. DISCUSSION FOR NEED TO OBTAIN LEGAL ASSISTANCE ON ISSUES THAT REQUIRE COUNSEL.
 - STILL LOOKING FOR NEW SOFTWARE OPTIONS. WOULD APPRECIATE QUALIFIED MEMBER THAT MAY VOLUNTEER TO ASSIST WITH KNOWLEDGE.
6. PARK AND POOL – LACINDA ALBRIGHT
 - THANK YOU TO VOLUNTEERS WHO HAVE ASSISTED IN CLEANING PARK. THANK YOU TO HARBOR PATROL FOR CUTTING DOWN SIGNS NEXT TO HELICOPTER PAD PER FIRE DEPARTMENT REQUEST. ALSO FOR REPAIR IN FENCED TOT AREA OF EXPOSED METAL POSTS.
 - NEED TO PLAN A WORK DAY SOON TO PICK UP TRASH IN PARK AREA.
 - SPRING OPENING DATE APRIL 22, 2024. PIPE AND SAND FILTER REPAIRS TO BE COMPLETED. 1-2 DAYS WORK TIME.
 - CHEMICALS ORDERED IN MARCH TO RECEIVE 10% DISCOUNT.

- HEARTH AND POOL MEASURED POOL FOR A NEW TARP – ESTIMATE RECEIVED IN AMOUNT OF \$8341.25. ALL BOARD MEMBERS VOTED TO APPROVE AND PROCEED WITH ORDERING DUE TO HEALTH DEPARTMENT MANDATE TO REMAIN OPEN.
 - MORE CAULKING WILL BE NEEDED AROUND THE POOL AREA PRIOR TO OPENING. NEED VOLUNTEERS.
 - CEILING OF GAZEBO NEEDS TO BE PAINTED. PAINT ALREADY PURCHASED. CONTACTING VOLUNTEER WHO SAID IN THE PAST HE MAY BE ABLE TO ASSIST.
 - TINHORN NEEDS TO BE INSTALLED ON SIDEWALK SIDE OF PARK FOR HANDICAP AREA. WILLIAM IS LOOKING INTO RESOLVING THIS ISSUE AND PURCHASE MATERIAL NEEDED.
 - 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. LACINDA WILL BE UNABLE TO BE HANDS ON FOR ANY PHYSICAL DUTIES FOR THE POOL/PARK AREA. MAY NEED TO HAVE A NEW BOARD MEMBER TO TAKE OVER THIS POSITION.
 - STATUS OF SIGNED CONTRACT WITH GENE'S AQUA. VERBAL AGREEMENT WITH SUSAN OVER PHONE MARCH 30, 2024 WITH OWNER OF GENE'S. JOHN WILL FORWARD SIGNED CONTRACT ASAP. RELEASE FORM WILL STILL NEED TO BE PROVIDED BY GENE'S TO PROSPECTIVE STUDENTS TO COMPLETE.
 - DISCUSSION REGARDING COMMUNITY CENTER. ROOF NEEDS REPAIR. LOOK FOR LICENSED REPAIR FIRM FOR ESTIMATES.
 - UPDATE ON ESTIMATE TO HAVE SERVICE TO VACUUM AND DO CHEMICALS. HEARTH CANNOT DO THIS YEAR. OTHER CONTACT AWAITING INFO IF AVAILABLE AND COST.
 - REMINDER NO ALCOHOL OR SMOKING IN THE POOL OR PARK AREA. THIS IS SAFETY, LEGAL AND INSURANCE ISSUE. SIGN POSTED IN PARK FOR YEARS WITH THIS RULE. APPLIES TO RENTAL OF COMMUNITY CENTER ALSO.
 - 18+ INDIVIDUALS NEEDED FOR POOL VOLUNTEER. MUST PASS CERTIFICATION TEST AND BE MEMBER IN GOOD STANDING WITH DUES PAID.
 - REMINDER BATHROOM WILL NOT BE OPEN UNLESS THE POOL IS OPEN DUE TO VANDALISM.
 - NEED ESTIMATES TO REPAIR CC ROOF. LACINDA WILL LOOK INTO THIS. NEED TO GET A LICENSED REPAIR FIRM.
 - REMINDER SHORT TERM RENTAL GUESTS MAY NOT USE POOL. 5 GUEST LIMIT FOR MEMBERS AND MEMBERS MUST GIVE NOTICE OF GUEST PRIOR TO ARRIVAL AND WHO THEY ARE. AGE 12+ ONLY MAY BE DROPPED OFF. NEED VALID CONTACT INFO ON FILE IN CASE OF EMERGENCY. MEMBERS ARE RESPONSIBLE FOR GUESTS TO FOLLOW RULES.
7. ROADS AND UTILITIES – WILLIAM OSENBAUGH
- ROAD REPAIRS/MAINTENANCE TO RESUME NOW WITH WARMER WEATHER. SKYVIEW AREA WILL BE FIRST PRIORITY.
 - UPDATE ON ROAD SIGN REPAIRS.
 - USW NEEDS TO COMPLETE ROAD REPAIRS ON CHEROKEE AND CARLISLE ROADS. ATTEMPTS TO REACH USW HAVE NOT BEEN SUCCESSFUL. TRY TO REACH USW ONE MORE TIME FOR DISCUSSION. WILLIAM SUGGESTED CONTACT COUNTY FOR REPAIRS. WE BUY MATERIALS, SEE IF COUNTY MAY ASSIST WITH THE LABOR/WORK. ASPHALT BAGS MAY BE AFFORDABLE FOR FIX ON CARLISLE AND CANYON ROCK AT THIS TIME.
 - UPDATE ON BRUSHHOG FOR SALE. STILL LISTED MANY INTERESTED, NO SHOWS TO DATE.
 -
8. NEW BUSINESS –
- Spreading misinformation, trust in your Bylaws and Restrictions for the facts over Disruptors and rumors. Call any board member to discuss any information for validation.
 - Update on releasing Board Facebook page due to misinformation being passed around. LAKE TENKILLER HARBOR OFFICIAL Facebook page released, board members will be admin. Dues must be paid and individuals need to be confirmed as valid property owners.

- Open discussion, Article 3 (member Meetings). No POA discussions without a valid meeting.
- Open discussion: Limit dogs to four on residential lots. Could be more if you have a Kennel License on a commercial lot. Consider restriction change with member vote in July.
- Open discussion: Golf Carts & side by sides, headlight/tail lights if driving during darkness or reduced visibility (Safety)
- Open discussions on violations (no names or addresses) BOD is actively trying to get members in compliance for violations, fines being issued if no cooperation.
- Open discussion: Timeline of events leading up to July elections - Committees, nominations, absentee ballots, election etc. Will post timeline with minutes for review.
- Discussion on background checks for prospective board members. Vote at annual meeting. 75% approval for Bylaw changes, 66% approval for restriction changes. Reminder that if a board member cannot be bonded after elected, they cannot be on the board. Insurance company runs a background check.
- Board is compiling a list of items to discuss at the POA meeting for consideration in the annual July vote.
- Member request possibility of a tornado siren in area. Very expensive per Fire Chief. Provided contact name to research. Randy knows the contact, will reach out for info.
- Next BOD meeting: April 20, 2024 3:00pm (due to reserved event in morning)
- Next POA meeting: April 20, 2024 4:30PM after BOD meeting

-