

HARBOUR SHORES HOMEOWNER ASSOCIATION

| MINUTES

MEETING CALLED BY	Mark Miller	MEETING DATE TIME	February 2, 2021, 6pm
TYPE OF MEETING	Address Past Due Fees and Covenant Violations	MEETING LOCATION	Pavilion

BOARD OF DIRECTORS		ATTENDANCE
Johnnie Huddleston		Yes
Bobby Holton		Yes
Steve Westfall		No
Tim McDonald		No
Terry Edge		Yes
OFFICERS		
Mark Miller	President	Yes
Vacant	Vice President	N/A
Peggy Ruffin	Treasurer	Yes
Twila Butler	Secretary	Yes
COMMITTEE VOLUNTEERS:		
Johnnie Huddleston	Architectural Control	Yes
Vacant		N/A
Lee Theriault	Lake	No
Steve Westfall		No
Gloria Holton	Social	No
Bobby Holton		Yes
Karol Kaylor	Welcome & Beautification	No
Maureen Chilson		No
GUESTS IN ATTENDANCE:		
Kathi Theriault		
Jeff Peterson		

AGENDA TOPIC *RETENTION OF LEGAL COUNSEL REGARDING LATE FEES AND COVENANT VIOLATIONS*

The group discussed options for managing overdue fees and covenant violations. There are currently 13 homeowners who have not paid their fees for this year with 1 homeowner in arrears by 4 years. There are multiple covenant violations – per a guest speaker, there are 24 current and ongoing violations. The most prominent violation is travel trailers and utility trailers parked in driveways for extended periods of time. Homeowners with violations have been notified by the ACC Committee, with one homeowner stating they will correct their violation when others in the neighborhood do so as well. Mark Miller had researched the service and located an attorney, Dunlap Gardiner LLP with respect to the collection of the HOA fees and covenant violations on a contingency fee payment arrangement.

Action items	Person responsible	Deadline
Board Approved Retention of Attorney	Mark Miller	2/3/2021

AGENDA TOPIC *FULL SERVICES MANAGEMENT AND LEGAL COLLECTIONS CONTRACT*

Mark Miller has researched contracts for management and legal collection services for the homeowner's association and received a proposal from the Law Office of Lee Mason LLC for a 5-year contract at \$675 per month. Mark stated that most of his research reflects rates up to \$20 per household per month. The budget will not currently accommodate this increase, therefore an increase in fees will be necessary. This item will be tabled until the annual meeting in June.

Action items	Person responsible	Deadline
Present during annual meeting	Mark Miller	6/1/2021

AGENDA TOPIC *PROPERTY OWNERSHIP IN DISPUTE*

A deceased homeowner's surviving family is contesting the quick deed transfer of the partner who lived in the home at the time of the homeowner's death. Partner has vacated property and legal process is pending.

AGENDA TOPIC *PROPERTY LISTED THROUGH AIRBNB*

There has been no activity in the home listed under Airbnb in several months.