

THE HARBORVIEW HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING - OPEN SESSION

JUNE 25, 2019

PARADISE POINTE GOLF COURSE
18212 GOLF DRIVE, SMITHVILLE, MISSOURI

MINUTES

CALL TO ORDER

The Open Session meeting was called to order at 6:30 PM by general consent.

DIRECTORS PRESENT

Scott Foster
Jennifer Pease
Kyle Schuman
Ric Miller

DIRECTORS ABSENT

One Vacancy

FIRSTSERVICE RESIDENTIAL

Chris Pankow, Property Manager

EXECUTIVE SESSION DISCLOSURE

One this date, June 25, 2019, an Executive Session was held to discuss third party contracts, delinquency matters and legal matters with the board of directors.

SECRETARY REPORT

Board approved May Minutes.

Motion - Jennifer Pease Second - Kyle Schuman - Vote 4/0

FINANCIAL STATEMENT

Financial reports have been finalized for April and May. April Financials show \$55,717 in Operating Cash with an Accounts Receivable Balance of \$17,762. The Reserve Account Balance was \$91,968.

May Financials show \$46,257 in Operating Cash with an Accounts Receivable Balance of \$14,539. The Reserve Account Balance was \$80,572. Due to having

to reclass entries, the transfers occurred from Reserves to Operating as a repayment for checks issued from one fund over to another.

DELINQUENCY/LIEN RECORDING

The Board reviewed the current status of existing liens and homeowner accounts status. 54 accounts delinquent, \$11,697.85 total balance due with 3 with attorney.

UNFINISHED BUSINESS

Pool repairs were done twice. Once prior to main opening date followed by another failure requiring draining, repairing and refilling.

Parking lot lights and Shelter lights are up and operating. Directing the lighting was done with help of local homeowners.

NEW BUSINESS

Board had previously announced they would be rescinding the two recent resolutions via emails to homeowners.

Motions to Rescind and Revise Resolutions:

Nuisance - Motion - Jennifer Pease Second - Kyle Schuman Vote - 4/0

Signs - Motion - Kyle Schuman Second - Jennifer Pease Vote - 4/0

Board had previously reviewed proposals from American Family Insurance for modified coverages as recommended by legal counsels review.

VIOLATIONS / ARC Submissions

Board reviewed Violations and ARC requests. 3 approved ARC requests and 0 Open ARC requests. Currently there are 17 outstanding violations.

REPORTS

FirstService Management reported on current activities and progress with new and ongoing issues. Completing pool preparation - from second failure, pool gate lock replacement, lighting, AC unit has been installed.

HOMEOWNERS FORUM

Many homeowners as planned showed up for tonights meeting. Homeowners presented written requests to have resolutions rescinded which had already been done by board. Validity of each document and number of actual lots represented has not been done. Many duplicate forms from same address.

Homeowners questions focused on violation notifications, and requests for board members to resign, immediately. Referred board as invalid do to all being appointed then asked for three of the four appointed board members to resign - not all. Board President explained how board was deemed valid as a result of our original governing documents having a clause in that allowed appointment under certain circumstances. Board unanimously denied their request for being invalid.

Many questions asked that have been answered many times in different ways previously.

Some examples:


How do we contact Board Members, What's the deal with boats in street, what are dues for, voting process, how can we do a resolution with changing the rules, why did board members join, homeowner response times, why does no one want to live in Harborview, board accused of being secretive by someone who seldom comes to a meeting, why don't we talk with homeowners before we do anything, how can HOA preside over items parked on street, etc.

Board offered an explanation on the majority of issues.

Many rude and loud demands for board to resign.

ADJOURNMENT

With no further business to come before the Board of Directors in Open Session, the meeting was adjourned at 8:03 PM.

APPROVED:  DATE: July 3, 2019