

Harbor/Marina Community Meeting Minutes - 17 Aug 2021

Board Attendees		Nancy Turner, Diane Hansen, Rosie Craggs, Wayne Fulton, Christine Holbert, Donna Haag and Tommy Cooper.
Board Updates		
Nancy Turner	Meeting Chair	<p>Call to order by Nancy at 7:00 pm Poll of Board Members present. Nancy Turner, Donna Haag, Christine Holbert, Rosie Craggs, Tommy Cooper, Diane Hansen. Wayne Fulton arrived 7:02 pm. Approval given for Special Meeting Minutes from May 18. Approval given for corrected minutes from Special Meeting Minutes from June 29. (Board names were added indicated who voted yes/no). Updated minutes will be posted on the website.</p> <p>Contract Approvals :</p> <ol style="list-style-type: none"> 1. Gutter Cleaning, 2 year contract with American Roofing. \$5800/yr with twice year cleaning. Unanimous approval 6/8/21. 2. Eclipse Roofing to complete the remaining roofs for buildings B4 (\$8611) and J4 (\$20,883). Unanimous approval 8/4/21. 3. Piering Innovation creek wall approval for phase 1. \$19,763.20. Unanimous approval 8/17/21. 4. Mengel Exteriors siding contract for building K3 \$55,256. Unanimous approval 7/22/21. 5. Architectural Requests: <ol style="list-style-type: none"> a. Debbie Ensigne 6/28/21 – approved. b. Lucinda Ray – 8/5/21 approved.
	Building Maint - Roofing	Roofing starts on building L4 – Forest Lake Dr, B4 – Forest Lake Dr, J4 – Marina Cove on Monday Aug 10. Skylights on building L4 are a resident expense and will be installed as part of the roofing process.
	Siding	<p>The contract was signed for the K3 Marina Dr building. Guidelines for new windows, garages, doors have been confirmed and provided to the residents. A letter was also provided to the residents regarding purchase of new windows. They are to contact Brett Thompson at Mengel Exteriors.</p> <p>Color team has worked with Mengel Exteriors. Noted there are color changes. Reported there will be guidelines for the new sided buildings. Will attach guidelines with minutes of the HOA Meeting.</p>

Diane Hansen	Financials	Financial update given by Diane Hansen. Reported that her report will be in the news letter. Reported financials for the Marina as well. Nancy Turner added to Diane's report that roofing and siding will start next week. This year there will be three complete buildings completed.
Rosie Craggs	Insurance	Reported appointments will be coming with insurance agents in an attempt to reduce our total insurance costs. Will attempt to get three bids.....flood and building insurance.
	Roads/Parking/Sidewalks	A1 leveling completed work and more scheduled.
	Election Process	Nothing to report as of now. Will seek volunteers. Nancy added we need community involvement.
Wayne Fulton	Secretary	Wayne Fulton reported the minutes of last meeting were covered.
Christine Holbert	Drainage & Soil Erosion	Christine Holbert advised all the drainage issues have been resolved and are up to date and waiting on bids for basement leaks.
	Plumbing & Leaks	
	Forest Lake Drive Hill Drainage	
	Tennis Courts	Christine indicated there is nothing to report on Tennis Courts. Nancy responded to a question about the tennis court area. She reported that the former tennis court demolition will not be a priority this year. Nancy reported we will not spend the Eight Thousand dollars on the demolition but use it toward siding and roofing. The maintenance of the tennis courts will be handled by GreenScapes. Christine will follow up on questions about loose tiles.
Donna Haag	Lakes	
	Mailboxes/Signage	Donna Haag reported one mail box damaged and repaired.
	Landscape	Donna Haag reported : Continuous process and it is a big job. Doing the best she can with what she had. Several home owners showed appreciation.
	Snow/Ice/Storm Debris Removal	

Renee Kuhlman	Mulloy Contact	Described he role as Mulloy point of contact. Will publish phone number and email address. Nancy added that residents contact Renee before board members.
Tommy Cooper	Creek Wall	Tommy reported that the creek water is hitting the wall and eliminating the soil wall between the bank and the wall. The contract for gabion baskets has been approved and will begin in Sept.
	Newsletter	Will possibly be out in the next few days days.
	Stickers/Tickets	Nancy responded to a question about a car parked by the southern most marina drive dumpster. She stated she knew who the vehicle belonged to and that the board will revisit the sticker policy.
	Clubhouse	
	Storage Lot	Reported \$4500.00 annual income from storage lot.
Resident Committee Updates		
Rolf Klein	Marina	Nancy Reported for Rolf. Harbor Master reports permits are obtained but the three government agencies that control the marina.
Norm Johnson	Pool	Nancy Turner reported the reason for the brief pool closure was the emergency phone was found disconnected by a health department inspector from Jefferson County. This has been corrected. Reported Norm repaired the gate.
Ron Jones	Siding	Ron reports meeting with the color committee And reports not all colors are available due to petroleum issues. Guidelines will be forth coming. New colors will be Sherman Williams colors on Rudy Lane. Many added three siding colors and only one trim color due to the industry issues.
Kenny Mooser	Neighborhood Watch	No report
Allyson Cooper	Social Liaison	Social committee, Sharing/Caring. Reported on new home owner updates. Also reported that the Harbor Book Club is still active.
Margie Frye	Welcoming	
Bev Miller	Harrods Cove MSD Project	Nancy Reported project complete dead plants will be replaced. Construction company added some driveway material.

Other		
Community Expression		Nancy responded to a question about a missing stop sign right outside the clubhouse. Post was there but no stop sign. Asked Tommy Cooper to replace sign. Christine added another sign was missing at the end of the driveway on Marina Drive. Tommy will take care of it and will replace with a yield sign.
Special Orders		
Unfinished Business		None
New Business		Nancy stated there will be information in the news letter concerning what the priorities will be in the future. We are developing a five year plan. Siding, roofing and erosion are the priorities. We must get ahead of our maintenance items. The board is discussing this and narrowing our scope of business. We must prioritize the items and obtain feedback from the community. Stated we are not ready at this time to present to the community but will be shortly
Next Community Meeting Date/Time		Will be October 19th, 2021.
Adjourn Meeting		Meeting adjourned at 7:54 pm