

Homeowners Association meeting for Harbor View
March 25, 2021

Attendance: Walt Dunbaker – president (term thru 2021), Tony White – treasurer (term thru 2021), Page Courtney – secretary (term thru 2022), Lou Shaeffer – vice president (term thru 2023), Trudie Easterby – ARC

Walt opened the meeting and welcomed everyone to this meeting. Covered the minute meetings from December's meeting. Motion was made to approve – motion was seconded – minutes were approved

Homeowners in attendance were John Canetti, Byron Carr and Tommy Easterby

ARC Committee –

Same lots under construction as the December meeting

Lots for sale - #10 - \$139,000

Patterson's house on market

Lot #81 is for sale

Tony sent out violation notices for trailer's seen from road, garbage cans not properly places, hardware cloth and misc. items seen in backyard. Question comes up as to when we should start fining these violations.

Treasurer's report given by Tony

\$136,000 in road fund – added another \$12,000 that is not showing on the report that was send out to the board.

Lot fees – 3 notices to owners that have not paid – we have 79 lots that have paid and 8 that have not paid. We have had very few expenses since last report – just taxes (\$547.00) and electricity.

No concern with the budget – landscape went up to \$425.00 – they would provide landscaping to the front entrance area for an extra \$1325.00 (mulch and spreading).

Tony will activate the new contract with the landscaper company on May 1st, 2021.

Old business:

McConnell's – letter was confrontational and they felt that they were being harassed. Walt discussed 2 approaches we could take:

Go to court – will cost HOA (if we choose this route)

Do we want to force them to join the HOA or just let them pay their dues – without the benefits of joining the HOA?

Add fee for not joining/ signing in with the HOA?

Neighbors had concerns about the camper they were temporarily living in. Would they keep it there for any extended time or move it to the storage area?

A lot of conversation about the sale of the property by the Bendenbaughs – being it was just a verbal agreement.

Tony made motion – 2 people go to talk to them to negotiate fee/dues and not signing to be a part of the association. If they will not sign this agreement – Treasurer will send out 4th notice – and a lien will be filed against their property in October.

After much discussion – a motion was made to send them their bill for the HOA cost. Keep billing them and let the homeowners react – Motion was made to approve and seconded – motion was approved.

Update on the B & B summons – No judgment rendered (still waiting) A virtual hearing was held in Newberry – but they are running a month behind schedule in renderings.

Storage – old items – where do we stand with this

3 notice was sent out last year – need to try to contact the man that would take these items – questioned by the board – should we send out another notice to homeowners before we clean out the lot. Board agreed to go forward with cleaning of the lot.

Work days to spread mulch – need to set dates to mulch entrance and it was also noted that gravel was needed at the board landing.

Lou to set up work date for mulch – and get with Byron Counts to purchase the mulch

Meeting dates were given – June 24, @ 630 pm

Sept. 23

Oct. – annual meeting

Dec. 9

New Business:

Homeowners Dues – board to increase next years (2022) dues – motion was made to increase dues to \$375.00 – motion was seconded – motion approved,

Had more discussions on the Covenant violations

HOA needs more “bite” to the violation – we can fine people – the board needs to enforce fines. What do we want to fine people – discussion was had in the 3/28/19 meetings minutes

Tony will send letter (certified letter) to the violators – 2nd warning / final notice – board will enforce fines – and give homeowners 60 days to correct violation.

We cannot continue to ignore these violations in the community – but we should treat everyone the same.

Open discussion:

Suggestion was made that the minutes should be send out prior to the meeting to the homeowners.

Change code to the launch – board yard – question was asked why? Too many people have shared this code.

Meeting adjourned at 7:45 pm.

Approved by the Board on June 24, 2021