

October 23, 2021 Harborview Annual Homeowners Meeting

Walt Dunbaker – President, Tony White – Treasurer, Page Courtney – Secretary, Trudie Easterby – ARC Chairman and *called the meeting to order @ 10:10 and welcomed everyone to the meeting.*

Minutes from last meeting were discussed and motion was made to accept these minutes – second motion was noted and *minutes were approved.*

Treasure report: (Given by Tony White):

- Tony informed the homeowners that the S.C. certificate of incorporation for the Homeowners association was last filed in 1996 and should be refiled every 5 years. He negotiated with the department and renewed the certificate.
- Budget is being sent to the board members monthly by Tony
- Will send dues notices for end of January 2022.
- 82 lots have paid their dues – 7 lot owners still owe dues – 2 lots owe over \$7,000.
- Total of 6 liens filed last week – on lots 57,67,70,78, 80 and 90.
- The annual HOA fees have increased to \$375.00 for this year (2022).
 - This is a \$45.00 increase.
 - Question was asked why there was an increase – concern about the road fund prompted this increase – some homeowners were concerned there was not enough money to fix roads. It was estimated that the total to fix the road would be around \$400,000.

Proposed budget:

- Dock fee went up - \$250.00 for dock fee
- Lawn maintenance went up – will rebid in November to include the boat area. Will ask for response by January.
- Taxes – budgeted more for next year (2022)
- Legal fees – same every year –
 - Walt talked to lawyer – will be getting a bill to Tony soon.
 - Still working on the B&B vacation rental:
 - In Discovery –
 - Remediation will be the next step.
- Road bond – when building is complete – Trudie will let Tony know when to give the money back to the home owners.
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Motion made to accept Treasurer Report: Motion was seconded – *Treasury Report was approved.*

ARC committee report:

- Lot of building going on in the neighborhood. List of lots that have been sold and/or are under construction are:
- Lot# 4, 9, 27, 32, 18, 39, 43, 33 and 72.
- *[Please welcome everyone to the neighborhood.](#)*
- The lock combinations were changed on November 1st.

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Web site – some people are having trouble getting into the site with iPhone's. Trudie has instructions and will email them to the people that need it.

Other business:

- Storage area report (Tommy Easterby):
 - items have been marked for removal – hope to have the removed by the end of the year.
 - Reminded everyone to please label the items that they have stored in the storage area and if no longer needed – please remove them.
 - A question was asked if it was ok to store a motorized vehicle in this area.
 - if it is a legally licensed – then it can be stored in this area.
- Gate at the boat ramp
 - Have had problems in the past with people not closing the gate when not in use.
 - Suggested camera installation
 - Estimate of \$700.00 dollars (provided by John Canetti) if we did the work ourselves.
 - It was noted that there haven't been any further problems at this time so will not put camera up right now.
 - John did note that if/when we decide to do this, we should consider trenching for the electrical to put lights at the boat ramp.
 - Getting estimates from Bryan Counts to get rock to put at the boat ramp. Tommy will get the estimates for this work.
- Work days:
 - Will look at dates to take care of some projects needed in the neighborhood.
- Sprinkler system for the front gate:
 - The well that is being used is on a vacant lot but that lot is now for sale – so may not have future use of this well if / when the lot sells. Waiting on an estimate from Bryan Counts to trench line to the pavilion to use the well there.
 - When this is received – the board will let home owners know.
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Board Meeting Minutes:

- Also, home owners are wanting to see the quarterly board meeting minutes –
- They will be sent out after the meetings – but will be marked “unapproved”.

New business

- Need to fill the vacancies of Assistant Treasurer and Secretary.

Open discussion:

- Dock needs work; Board noted that this has not been forgotten – on list of items needing addressed.
- Will look at how much it would cost to replace boards and re-stain.

****Meeting was adjourned at 11:10 and lunch was enjoyed.***

Minutes approved by the board