

## **HARBOR VIEW ANNUAL HOMEOWNER'S MEETING MINUTES**

DATE: October 15, 2022

BOARD ATTENDEES: Walt Dunbaker (term thru 2023) - President, Tony White (term thru 2022) - Treasurer, Tommy Easterby (term thru 2023) – Vice President, and Allen Bowser (term thru 2024) – Assistant Treasurer

HOMEOWNER ATTENDEES: 36 HOA members present.

Walt Dunbaker called the meeting to order @ 10:10 AM and welcomed everyone to the meeting.

### ANNUAL HOMEOWNERS MEETING MINUTES:

- Minutes from last meeting were discussed and motion was made to accept them – Motion was seconded and minutes were approved.

### TREASURER REPORT:

- Tony passed out this year's and next year's proposed budget and discussed it in detail.
- Informed the homeowners that 5 Certificates of Deposit currently earning .2% interest will mature and be raised to 1% on October 17<sup>th</sup>. One CD matured on October 14 (\$31K) and was placed into next year's maintenance and repair fund.
- Dues are now \$375/year.
- P.O. Box fee has increased from \$50 to \$75.
- Dominion Energy has increased the community dock fees from \$50 to \$200.
- Electric bills will increase 15%.
- Lawn maintenance has increased Service runs from March to November.
- State Farm Insurance has requested the State to allow for a 20% increase and additional 15% temporary increase for inflation.
- Homeowners were informed that the HOA is currently in compliance with certified agent registration and the HOA must register every year as a non-profit.
- Next year's budget has a line item for \$1,200 to cover payments from a Homeowner for liens.
- Postage stamps will see a rate increase and possibly an inflation rate increase
- HOA income taxes were audited and each year we must file an end of year financial report.
- There was a question as to when insurance fees will be increased – when the State makes a decision on the request.
- 3 lots will be getting liens.
- HOA laws for filing liens have been changed from allowing liens to be filed on Homeowners and their property to just the Homeowner.
- Motion made to accept Treasurer Report: Motion was seconded – Treasury Report was approved.

#### WELCOME NEW NEIGHBORS:

- Jay and Colleen Johnson – Lot 72
- Sue Martinez and David Fay – Lot 35
- Pam Ochiltree – Lot 4
- Allison Keaton – Lot 62
- Michael Hungiville – Lot 61
- Gordon Weigle – Lot 9
- Discussion on welcome package for new neighbors – Trudie Easterby volunteered.

#### ARC REPORT:

- **ARC chairperson** is needed - volunteers requested.
  - Lee Smith volunteered but was disqualified due to a non-compliance situation.
  - All ARC and Board positions can only be filled by homeowners that are in full compliance with the Covenant Restriction.
- Please label everything you have in the Storage area and keep the area around your stored items clear of overgrown grass.
  - Pictures of unlabeled items will be sent out.
- Mailboxes should be cleaned, painted, in presentable condition.
- Construction has increased in the neighborhood.
  - Lots sold or under construction: 4, 9, 16, 27, 32
- October 22 is a workday – great turnout last time, please come and help keep our neighborhood looking great.
- Landscaper is unable to maintain storage area due too insurance.
- Gate Irrigation System quote is coming for moving source from current private landowner's well to the Pavilion well. (current landowner has put the property up for sale and arrangement may not be agreeable at the time of sale. Discussion to continue current use as long as possible.
- Quite a few complaints have been received on Covenant Restriction violations. It must be noted that none of the ARC committee members or Board members police the neighborhood. Violations are reported to the ARC and reviewed to determine if violation notices need to be sent. If warnings are needed, a reasonable period of time will be provided to correct the violation or fines will be levied. Should the violation be on Dominion Lake Management property then they will deal with the issue that could result in the loss of a Homeowner dock permit or even removal the dock by Dominion, at the owner's expense.
- Homeowners are encouraged to review Covenant Restrictions and help keep our neighborhood looking good.
- Homeowners are experiencing an infestation of Armadillos. They are encouraged to kill them when seen due to the damage they do and their rapid reproductive cycles.

#### ROAD REPAIR DISCUSSION:

- Roads are owned by the HOA and we are required to maintain them. Lots of discussion about past proposals to fill cracks, spray and fill cracks occurred. Should the HOA hire a company to do

the work or, as done in the past, should we have volunteers use an HOA machine and purchase blocks and propane to do the job?

- Due to the uncertainty as to the accuracy of costs, a motion was made and agreed upon, to table the discussion and put together a committee to obtain better cost estimates. Then those estimates will be presented to the homeowners.
- One estimate was from ALL PURPOSE HAULING AND GRADING as of October 16<sup>th</sup> just to fill in and repair existing cracks and edge the road:
  - 40 blocks of tar per pallet @ \$65 a block
  - 3 pallets required = \$7,800
  - Labor cost = \$10,000
  - Total = \$17,800 plus tax.
- Second source/estimate currently being investigated by the Board.
- Cost to do the job ourselves would be:
  - \$105 per block of tar = \$4,020
  - Propane costs = ?????
  - Past experience 8 to 9 hours to put down 9 blocks of tar.
- The Board will keep the Homeowners informed of all options and the final decision.

#### **OTHER BUSINESS:**

- Current terms of Board members and vacancies took place.
  - Pam Ochiltree was nominated to complete the current term for the Board Secretary position
  - Motion was made and approved to keep Tony White as Treasurer through 2023 even though he has exceeded the 6 years for which extensions are permitted.

#### **OPEN DISCUSSION:**

- Dock needs work; Board noted that this has not been forgotten – on list of items needing addressed. Will look at cost to replace boards and re-stain.
- Discussion about raising dues - no decision.
- Discussion about increasing the funds set aside for future road repair, with no decision.
- Homeowners were reminded on the HOA website:
  - [http://www.neighborhoodlink.com/Harbor View HOA](http://www.neighborhoodlink.com/Harbor_View_HOA)
  - Noone had any problems with accessing.

#### **CLOSE MEETING:**

Meeting was adjourned @ 11:10 and lunch was enjoyed.

Minutes approved by the Board.