

☒ X   APPROVED   ☐ UNAPPROVED

# Harbor View HOA

## Board of Directors Quarterly Meeting

March 23, 2023

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

HOMEOWNER ATTENDEES: 10 people in attendance besides Board members

- Open Meeting – Welcomed everyone.
- Fourth (4) Quarter meeting minutes
  - Approved
- Treasurer's Report
  - Tony presented the Treasury Report for February
  - Nothing special about this report, per Tony
  - Grass cutting is planned to begin March 31.
  - Plans are to send out the second and final overdue notices for 2023 dues later this month.
  - We currently have eight lots that have not paid.
- ARC
  - Still looking for new Chairperson
  - Current Activity – Construction
    - Fulks, Lot 54 - submitted House plans – currently under review
    - Sims, Lot 10 – meeting with the builder and getting ready to send their house plans
  - Concerns/Violations
    - Outside Buildings w/o ARC approval (lots 11, 37)
      - Lot 37 – Per Dominion's direction, unapproved building in Vegetation area was to be removed by 1/1/23...
        - Dominion Lake Management informed us that Dominion has given the owner an extension until they get to Harbor View to perform their survey.
        - The owner of Lot 37 was in attendance and was given the floor to complain about Dominion's actions toward him and the building that he has in the Vegetation area.
        - After a heated presentation, the Board President invited him to leave.
        - He provided his 5 phases of Dominion actions to come and accused the President of the Board for their planned actions to

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visit Harbor View and the whole neighborhood would suffer as result.

- One of the actions included removal of the dock if compliance was not attained by a specified date.
- The fact of the matter is that the President of the HOA was informed by Dominion of their plans to visit Harbor View because of the building in the vegetation area attached to Lot 37 was seen from the lake.
- Lot 11 – Unauthorized building has been from his buffer area.
- Lots 86 & 87 - Driveway, Jet ski, trailer, and construction material in front yard.
- Call made to owners ... no answer ... Letter will be written.

### ➤ Old Business:

- Storage Area Report – grass has been cut. Everyone is to keep their areas clean and items located in the storage area labeled.
- Gate Irrigation System – no change at this time - a new well may be cheaper. However Board will keep abreast of possible new owner and make the most cost effective decision possible. Moving water source to Pavilion pump is just not cost effective.
- Workdays - Tommy addressed the workdays.
  - Last workday was a great success.
  - Next workdays possibly April 22<sup>nd</sup> or 29<sup>th</sup>.
- Road upgrade – road tarred and work paid for.
- Construction beyond the 1-year timeline
  - Actively working/not actively working
  - Lot 27 is the only current construction past the one-year timeline that is not currently being worked.
    - Text received from owner that the builder has agreed to start work on the property in the next couple of weeks.
    - Letter will be written documenting the Restrictive Covenant requesting builder plan for the next 120 days and explaining the Board has the right to remove the structure at the expense of the owner.
- Legal Status on Title search – an executive meeting will be scheduled in the near future to discuss.

### ➤ New Business:

- Road Bond and Administration Fee (Increased to \$1,000).

### ➤ Open Discussion

### ➤ President Adjourned Meeting and Board seconded.