

Harbor View HOA

Board of Directors Quarterly Meeting Minutes

June 22, 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

- Open Meeting – Welcome
 - *Walt asked someone to make a motion to open the meeting; Tommy did and Allen seconded.*
 - *Walt welcomed everyone to the meeting.*
- First (1st) Quarter (March 23, 2023) meeting minutes
 - *No Secretary was in place for the first meeting of 2023*
 - *Board members will provide notes from that meeting and Walt will create minutes for that meeting and submit to board members for approval.*
- **Treasurer's Report**
 - *Tony provided the Treasurer's report (document copy attached)*
 - *Tony is currently holding Road Bonds for lots 9, 16, 27, 32, 37, 54, 10, and 84.*
 - *Lots 9, 16, 27, 32, and 37 are in the amount of \$500.*
 - *Lot 27 only has \$250 remaining due to paying for lot clean-up.*
 - *Lots 10, 54, and 84 are in the amount of \$1,000, as the amount changed.*
 - *Lots 23, 57, 67, and 70 have not paid their 2023 dues.*
 - *New CD was started that pays 4%.*
 - *Another CD will mature in November.*
 - *\$36,200 in checking account*
 - *Board voted to place \$12,000 of that into the Road Fund and another \$2,000 in the General Fund.*
 - *Last month the electric bill was twice normal; this month back to normal*
 - *As it turns out, whoever used the Pavilion last forgot to turn the oven off. It was discovered and unplugged.*
 - *Please be careful when using the Pavilion to make sure all appliances are unplugged when you leave.*
 - *We will try to make sure someone checks the area after each use in the future.*
- **ARC**
 - *Still looking for new Chairperson – no takers or volunteers to date. If anyone is interested, please let Walt Dunbaker or anyone on the Board of Directors know.*

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APPROVED

☐ UNAPPROVED

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- *Walt is still acting Chairperson with all the authority that goes along with that position per Board of Directors. Question was asked about that in this meeting and the Board confirmed.*
- **New Construction:**
 - Sims, Lot 10 – *House Plans, General Guidelines & Restrictions, Plan Approval Checklist, Road Bond received.*
 - Fulks, Lot 54 – *House Plans, General Guidelines & Restrictions, Plan Approval Checklist, Road Bond received.*
 - Schachner, Lot 84 – *House Plans, General Guidelines & Restrictions, Plan Approval Checklist, Road Bond received.*
- **Road Bonds Released:**
 - Ochiltree, Lot 4
 - West, Lot 16
- **Concerns/Violations:**
 - Lot 27 – house under construction since July 2020.
 - **3/28/23** ... Informed that agreement was made w/builder to continue work.
 - *No activity through June 11, 2023.*
 - **6/12/23** – Certified letter sent stating; according to the Declaration of Restrictive Covenants of Harbor View Subdivision, if it is determined that construction cannot be completed within 120 days the HOA can give notice that the owner has 30 days to remove all construction work.
 - ***Board decision:** Plan within 7 days that includes milestones and dates; plan must provide house completion date ... keep 120 days in mind; activity must continually be ongoing – no pauses; lot will be kept clean and cut; crush and run put in place to protect road; dumpster will be emptied so no overflow onto lot.*
 - Lot 37 – building in Vegetation area.
 - Dominion Lake Management is addressing.
 - Lots 86 & 87 - Driveway, Jet ski, trailer, and construction material in front yard.
 - ***Board decision:** write letter and fine. Fines will be applied separately for each violation.*
 - *Complaints have been made again by several homeowners.*
 - Lot 35 – fenced in area on side of house has been determined as a dog-run. Board of Directors directed ARC to address it.
 - *Compliance with HOA Covenants, Conditions, and Restrictions must be maintained and applied to all homeowners in order to be fair.*
 - *Again, it must be understood that the Architectural Committee does not look for violations! However, if a complaint is made by a homeowner, it will be*

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investigated and, upon investigation, if item complained about is determined out of compliance, it will be addressed.

- *Any homeowner that is contacted by the ARC, please respond and comply as soon as contacted...thank you!*
- *Your Board of Directors and the ARC are in place for your benefit. Please help us to keep Harbor View a wonderful place to live and have pride in. Thank you!*

○ **Lake Murray Management:**

- **6/14/23** - Conversation with Matt Chapman
 - July - Letter will be sent out to schedule meetings.
 - August – meetings will occur (3 groups to address 9 parcels)
 - September & October – to comply.
- *Board will keep you informed as we get any additional information from Dominion Lake Murray Management.*

➤ Old Business:

- Storage Area Report – *Per Tommy, Storage area has been cleaned; cut, and weeded. Thanks to Tommy and Tony for taking care of this for the neighborhood!*
- Gate Irrigation System – no change at this time - a new well may be cheaper – agreed to remain with status quo until change is necessary.
 - *Owner of lot 57 (where well is located) has agreed to allow us continued use.*
 - *Lot is now for sale so we will have to address this when sold.*
- Workdays
 - *Last workday was a success. Good participation (Thanks to everyone that was able to be there). Front gate area was cleaned and re-mulched.*
- Legal Status on Title search – *Will be addressed in Executive meeting.*

➤ New Business:

- *None*

➤ Open Discussion

- *Nothing additional in this meeting.*

➤ Executive session

- *Time to be determined as we get information from our attorney.*

➤ Close Meeting

- *Tommy made a motion to close the meeting; all other board members seconded the motion.*