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## HARBOR VIEW HOA

### BOARD OF DIRECTORS QUARTERLY MEETING MINUTES

DATE: Thursday, April 7, 2022 @ 6:30 PM

BOARD ATTENDEES: Walt Dunbaker (term thru 2023) - President, Tony White (term thru 2022) - Treasurer, Assistant Treasurer Kristy Dandridge (term thru 2024)

HOMEOWNER ATTENDEES: Byron Carr, Mike and Sharon Blackwell, Kirk Atwood, Allen Bowser, Tommy Easterby and Trudie Easterby (ARC)

**MEETING WAS OPENED AT 6:34 PM by Walt.**

#### ANNUAL HOMEOWNERS MEETING MINUTES:

Minutes were approved with the following addition:

Tony White was voted unanimously to extend his term for another year (through 2022).

#### ARC REPORT:

Label everything in storage. Pictures of items without labels in storage to be sent out

Mailboxes should be cleaned, painted, in presentable condition

New code for storage and boat ramp was effective on November 1, 2021 (homeowners were previously notified).

4 houses are going and 5 are started

Log house sold

#### TREASURER REPORT:

Road Fund Bond CD rolling over this month; will add \$12,000 for 2022 to this CD. General Fund CD does not roll over until December 2022 so will add this year's \$2,000 in December.

Incorrect physical address was on bank account; this has been updated to be Tony's address. PO Box remains as mailing address.

Collected 80 of 89 Homeowner Dues; Liens were filed on those remaining lots.

Currently there are 6 Lots with Road Bonds

Grass cutting started March 25, 2022. Widow of former contractor signed new contract for \$425/visit to cut every two weeks. She has asked for a 10% fuel surcharge in addition to the \$425. There was a motion to approve and a 10% fuel surcharge was granted. (Even with the fuel surcharge, her contracted amount is still approximately \$150 less than the next lowest bid.)

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Bond interest rate was discussed. Current interest rate is 0.2%. Tony found another option thru iBond which would pay 7%; however, a Board Member's Social Security Number would need to be used. Board is currently opposed to passing along SSN(s). A FEIN is not allowed per iBond.

### **OLD BUSINESS:**

#### **Board of Director Vacancies:**

Tommy Easterby and Allen Bowser were voted in as Board members.

Tommy will replace Lou to finish his term through 2023.

Storage area: should be all current items and labeled with Lot Number or Name

Weed killer and weed whacking has been done

Landscaper is unable to maintain storage area due to insurance

Workday Report: Mulch needs to be purchased and placed at the gates. An HOA Work Day is tentatively scheduled for May 14<sup>th</sup>, 9 AM beginning at the Pavilion to take care of the mulching.

Gate Irrigation System: Quote for gate irrigation system is coming for moving source from current private landowner's well to Pavilion's well. (Current private landowner has put the property up for sale and arrangement may not be agreeable at that time.)

### **NEW BUSINESS:**

Potential Theft Alert: Walt discussed being told by Newberry County Sherrieff theft is up (auto, home, etc.). All homeowners are advised to keep vehicles and homes secured. Remove keys and lock your vehicles. Remove valuables such as purses, firearms, computers, and cell phones.

Neighborhood Request: Landscaping debris is not allowed to be placed/dumped into the lake. Complaints have been received from neighboring Maple Knoll community. This is against Harbor View rules as well as Dominion Lake Management rules.

New Boating Rule Changes: Trudie is sending all homeowners the link about new DNR boating laws for dock and wake boarding and distance to be kept from docks (was 50 now 100 feet, now 200 feet for wake boarding).

Additional Items: The idea of an "At-Large" Board member was discussed due to recent situations of Board Member illness/unavailability. This is not permitted per the covenants and would require a Covenant change with Homeowner approval.

***A motion was made to call an Executive Session meeting in order to discuss some HOA legal matters; it was seconded, and attending HOMEOWNERS WERE EXCUSED.***

### **EXECUTIVE SESSION:**

All attendees were excused and only board members attended immediately following this meeting to discuss some legal matters.

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**A motion was made to adjourn the meeting; after a second, the MEETING WAS AJORNED AT 7:30 PM BY WALT.**

*Meeting Minutes prepared by Kristy Dandridge, Secretary.*