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Harbor View HOA Board of Directors Quarterly Meeting Minutes

Date: September 21, 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

- Walt Dunbaker called the meeting to order @ 6:40 p.m. and welcomed everyone to the meeting including a new homeowner – Adrian & Camelia Ungureanu, 934 Harbor View Drive.

LAST MEETING MINUTES

- 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):

- Sale of lot 67 provided payment for past liens that totaled \$10,070.00 that was added to the late payment and dues part of the budget
- One other outstanding lien may be in the progress of getting paid when the sale of Lot 70 is completed, this will potentially add another \$10,070.00 to the budget. Buyer was informed that according to our covenants he can't submit house plans until the sale is closed.
- If the lien on Lot 70 is paid it will leave only one outstanding lean – Lot 57.
- Newberry Electric has been charging the association for two electric poles. After significant discussion and research, it was found that the association should only have been charged for the replacement cost of one pole. Newberry Electric has agreed to give the association a credit of approximately \$120.00 for past monthly charges.
- \$14,000.00 has been added to the Road and General Improvement Funds - \$12,000 of which will go to the road bond and \$2,000.00 to the general improvement fund. Interest rate is now 4.75%; another bond presently earning 2.5% interest will mature in November and hopefully will be able to obtain a possible interest rate of 5%.
- Due to problem associated with Association's well where a leak occurred due to a broken pipe, the irrigation system was running 24/7 and not noticed. This problem caused an increase in the electric bill causing costs to date to reach \$1,044.00 of the \$1,200.00 budgeted for the year. The irrigation pump was turned off until repairs can be made. The Board has authority to increase the \$1,200.00 budget by 20% if necessary.
- There is \$27,820.00 in the checking account as of the end of August.
- The budget for next year will be presented at the Homeowners Meeting. The intention is to keep the required \$6,000.00 in the checking account and move \$16,000.00 to cover any increased and unexpected costs such as a new well.
- Motion made to accept Treasurer Report: Motion was seconded – Treasury Report was approved.



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ARC REPORT

- ARC chairperson is still needed- volunteers requested.
- **New Construction:**
 - Lot 10: House plans, General Guidelines & Restrictions, Plan Approval Checklist and Road Bond received.
 - Lot 54: House plans, General Guidelines & Restrictions, Plan Approval Checklist and Road Bond received.
 - Lot 84: House plans, General Guidelines & Restrictions, Plan Approval Checklist and Road Bond received. Still has not started work on the lot.
- **Concerns/Violations:**
 - Lot 27: House under construction since July 2020.
 - 6/12/23: Certified letter was 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.
 - Plan was submitted with timeline and signed by the owner and builder with the understanding that once the timeline is two weeks behind there would be a penalty applied of \$100 per day until caught up.
 - There has been very little work accomplished at the house, windows have been delivered (as of September 22 they are being installed); several contacts have been made with the owner who intends to complete the building and occupy the house.
 - Contact will be made with the owner to determine why progress is not being made and the Board will determine when the fine will be imposed.
 - Lot 35: Several complaints have been received claiming the side fenced area is being used as a dog run. The owners came to the Board meeting to apologize and inform the Board that in April they had gone on vacation, left the dog with a sitter who left the dog outside for a period of time that resulted in annoying barking. They claim they have since corrected the problem. The Board will investigate to see if additional action is warranted.
 - Lot 37: Building in the vegetation area. Dominion Lake Management is addressing this and other Lot Owner Violations and has issued a compliance deadline of October 17, 2023.
 - Lots 86 & 87: Complaints received regarding driveway, jet ski, trailer, and construction material in the front yard. Owner will not answer phone calls so a certified letter will be sent informing the owner of violations and corrective action required.

Gate Irrigation System:



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- It was previously reported that a quote for gate irrigation system is being investigated for moving source from current private landowner's well to Pavilion's well. (Current private landowner has put the property up for sale and current arrangement may not be agreeable at that time.) Decision was to continue using the well until it fails. However, the potential sale of the property – Lot 57 – resulted in a survey of the property and found that the well is actually located on Lot 58. Due to the major leak of the irrigation pump and potential flooding of the property a motion was made and seconded to repair the pump. Contact will be made with the owner of Lot 58 to determine if the Association can continue to use the well.

Lake Murray Management

- As stated above, some homeowners have been issued violations and a requirement to come into compliance with the rules. There is some concern that because the surveys conducted by Lake Murray Management were split among three officials there may be infraction inconsistencies.
- Initial discussions have taken place with Lake Murray Management to explore the possibility of adding boat slips to the Association pier to provide non-lake side lots the opportunity to purchase a slip from the Association. Such a program could potentially generate funding for road repairs. There may not be sufficient space to accommodate these slips. Once determined, the proposal (if any) will be discussed with our lawyer and presented at the Homeowners Meeting.

OTHER BUSINESS:

- A nominating committee is needed to seek volunteers for Board positions that are coming open.
- October 14th has been chosen for the community workday.
- October 28th has been chosen for the annual meeting.

OPEN DISCUSSION:

- None

MEETING CLOSURE:

A motion was made and seconded to adjourn the meeting at 8:15 p.m.

Minutes done by Allen Bowser, Assistant Treasurer