

Harbor View Annual Homeowners Meeting

Date: October 21, 2023

Board Members Present: Walt Dunbaker(term ends 2023) – President, Tony White(term ends 2024) – Treasurer, Tommy Easterby(term ends 2023) – Vice President, Allen Bowser(term ends 2024)– Assistant Treasurer

Attendance: Also 39 Homeowners were present.

Walt Dunbaker called the meeting to order @ 10:13 and welcomed everyone to the meeting.

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.
- All past minutes are posted on the website.

PRESIDENT'S/ COMMENTS VICE PRESIDENT'S: (Walt Dunbaker)

- New members were recognized:
 - Scott and Jessica McCuthan – Lot 32
 - Adrian and Camelia Ungureanu – Lot 82
- Lots under construction:
 - Earl and Susan Fulks – Lot 54
 - Brenda Schachner – Lot 84

ARC REPORT:

- Members are advised to please pay attention to the covenants and restrictions. The Board does not police the development and only responds to complaints received regarding violations.
- Dominion Lake Management issued notices to homeowners who were in violation of Dominion's rules and were given to October 17th to come into compliance. Failure to comply may result in fines or Dominion fixing the violation at the homeowner's expense to include removal of the homeowner's dock at the homeowner's expense with a minimum penalty of one year before a new dock permit can be granted.
- Walt volunteered to fill the empty ARC Chairperson seat. A motion was made and seconded to approve him as the Chair. A unanimous vote was received appointing him to the Chair.

Board of Directors:

- This year the terms of a number of the current Board members will be ending.
- Walt and Tommy passed on thanks to the three ladies of the nominating committee for new Board members: Trudie Easterby, Deb Canetti, and Bev Bowser.
 - There was a motion, a vote was taken, and a second received which unanimously voted in Kristy Dandridge; John Rodriguez; and, Bob Vergonet to serve on the 2024 board. The Board will decide which vacancies these individuals will fill at the December quarterly meeting.

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- Regarding the Board, there is currently a vacancy for Secretary; Walt's and Tommy's term will end at the end of this year. Tony's term is scheduled to end this year also, but he is willing to serve one more year.
 - Tony is the legally registered agent for the HOA required by the State. His term will end at the end of this year; however, a motion was made and seconded to allow Tony to continue as Treasurer – a vote was held and a unanimous vote was approved by the members to allow Tony to continue as Treasurer until December 31, 2024.
 - Further discussion occurred concerning the criticality of the Treasurer's position and the need to have someone prepared to take on the responsibilities at the end of the December 31, 2024, term.
 - Those attending were informed that Tony has been asked to document the duties, processes and procedures of his position in a previous board meeting in preparation for turnover and ease of training when that occurs.
- Tommy reminded all – workday October 28 – meet at the Pavilion at 8 a.m. – bring tools
 - Need to replace several large trees (6' – 8') that have died. Lowe's in Harbison has them for \$60 with a one-year guarantee
 - Need to replace/install boards and cleats
 - Pressure washer of the Pavilion and front gate
 - Boat yard – 3 trailers in the boat yard do not have homeowner/lot identification

TREASURE REPORT: (Given by Tony White):

- Tony advised all that he has been elected by the Governor to serve as a Newberry County Election Commissioner. The County is still looking for volunteers to serve as poll workers
- Tony reminded all that this year's and next year's proposed budget were sent out via email providing the details
- \$20k has been collected by the sale of two lots; liens placed on them for past/delinquent dues
- \$152K is in the road fund
- Homeowners were advised of a problem found with the irrigation system at the front of the development. The pump was running 24/7 causing an increase in the electric bill. The leak was found and the pump turned off. After a county re-survey of the lot where the pump is on the lot boundaries were changed placing the pump on a different lot. Negotiations will be conducted with the owner to determine if we can continue to use the pump. If so, it will be repaired. If not, \$12k has been set aside in the budget for a new well on HOA property
- Dues will remain at \$375/year due to the collection of past delinquent liens
- P.O. Box fee has increased from \$50 to \$75.
- Dominion Energy dock fees and electric bills are some of the cost increases we will see next year. All budget line items have been increased by 15% to cover the anticipated increase in costs. The Board has authority to increase budgeted items by 20% to cover increased costs.
- Road bonds are now \$1,025.00 of which \$25.00 is non refundable
- Members were again reminded of the need to keep the roads in our development in good shape. Because we are a gated community the County will not take care of our roads which leaves the HOA with a legal requirement to maintain them. Were the County ever to take care

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of our roads we would have to remove the gate and estimated costs for new roads is \$1M a mile which would most likely cause a special assessment to be levied against each lot owner.

- Motion made to accept Treasurer Report: Motion was seconded – Treasury Report was approved.

OTHER BUSINESS:

- A discussion on the need of a policy manual to train future Treasurer's was discussed.
- A discussion on the need to keep an HOA with current homeowners took place. Advising all that the cost of a professional HOA company would be extremely expensive.

OPEN DISCUSSION:

- Discussion on welcome package for new neighbors
- A list was made available for people to sign up if they desired to participate in social events
- Homeowners were reminded on the HOA website:
[http://www.neighborhoodlink.com/Harbor View HOA](http://www.neighborhoodlink.com/Harbor_View_HOA)

*Meeting was adjourned at 11:14 and lunch was enjoyed. Thanks to all who made it possible and a special thanks to Tommy Easterby ... *the pork loin was wonderful!!!*

Minutes approved by the board