



07 April 2022
6:00pm
MH Pool Building

Meeting Type: Regular Board

Meeting called to order: at 6:29 by Sean Ince

Note Taker: Christy Goins

Attendees: Sean Ince, Christy Goins, Nikki Snook, Brandon Crenshaw, and Mike Hanna

Minutes

Purpose of Meeting: Regular

President: Sean Ince

Treasurer: Nikki Snook

Secretary: Christy Goins

Members At Large: Mike Hanna and Brandon Crenshaw

Item 1 Approval of Minute (3MAR22)- Board voted unanimously to approve minutes

Item 2: Landscaping plan for Chandler property Mr. Ince submitted landscaping plan for approval by board vote. Mr. Ince recused himself for vote due to conflict of interest (he owns the company contracted to perform landscaping change on Mr. Chandler's property). Board voted unanimously in favor to approve.

Item 3: Pool Area Septic System The men's bathroom toilet backs up sewage.

***Action** Mr. Crenshaw will contact Dekle Plumbing for inspection and repair.

Item 4: Mission Statement Ideas- Ideas were discussed to be included in Board Mission Statement.

***Action** Board members will continue to think of a mission statement and bring ideas to vote at next meeting.

Item 5: Gates- Both front and rear gates are currently not working. Both are due to vehicles running into them. Mr. Weinkle has been working on both the front and rear gates, ordering needed parts, and assuming repairs. He has asked for assistance.

***Action** Mrs. Goins will assist with front gate. Board members will inspect back gate following this meeting.

Item 6: Pool Building Gate/fence Upon completion of removing fencing and enclosing building, the pool area was left with redundant gates side by side. One gate is disconnected from power. Board discussed replacing unsightly extra gate with the extra fencing remaining between pool building and the pool. This action would also open up more usable shaded area between building and pool.

Discussed work left on pool building project: A/C, Electrical, and painting.

Item 7: Pool Area Board discussed installing a community bulletin boards in the building. One would be an information board behind a lockable glass door and the other a cork type board for the entire community to use. Board also discussed installing a suggestion box for MH residents to communicate with the board anonymously. Mr. Hanna suggested the addition of a QR code to link to an electronic survey/comments form. Mr. Ince made a motion for the board to purchase a lockable information board, open bulletin board, and suggestion box with a budget to be not more than \$300. Mr. Crenshaw seconded the motion and the board voted unanimously in favor. Board also discussed pool shading ideas-further research needs to be completed.

***Action** Mr Ince will order bulletin board, lockable information board, and suggestion box.

Item 8: Mailboxes Marina Village Association was approved by the Board to install a mailbox next to the Misty Harbor mailbox. It will be of the same design as Misty Harbor's mailbox. Mr. Ince submitted the idea to purchase a new lock and set of keys for the current mailbox since there is currently only one key available.

***Action** Mr Ince will purchase new lock and keys from Amazon.

Item 9: Roads Mr. Ince explained, in further detail, the process of the community's future road maintenance (micro resurfacing).

Item 10: Financial Business- Treasurer email has been passed onto Mrs. Snook and 'turnover' training needs to completed. Board discussed who, of the Board Members, would be authorized signers on the financial accounts. The result: Mr. Ince, Mrs. Snook, and Mrs. Goins will be the authorized signers. Board also discussed transferring Financial Accounting system to a more user-friendly system (Quicken Books).

Item 11: Misty Harbor Communications Board discussed updating the current web-page for Misty Harbor and creating a central phone system for Misty Harbor residents. Possible avenues

for this type of system would be to use Google Voice or Ring Central. Board also discussed changing the Board Member email accounts to mhhoa.com rather than outlook.com.

Board discussed the electronic Survey that Mr. Hanna designed.

***Action** Mr. Hanna will attempt to update current web-page.

Item 12: Security Cameras- Tabled for future discussion. The lack of stable internet signal makes the use of cameras complicated and unreliable.

Item 13: Sunbelt Mr. Ince contacted Sunbelt to obtain a quote for service contracts on Misty Harbor's security gates. During the conversation, he learned that Misty Harbor was delinquent on Invoice # ES12000933 in the amount of \$1,075 for past repair work. Mr. Ince made a motion to pay Sunbelt immediately. Mr. Crenshaw 2nded the motion and the board voted unanimously to pay Sunbelt in the amount of \$1,075.

***Action** Mr Ince will send Sunbelt a check to cover monies owed.

Item 16: Covenants: Board discussed current covenants being very difficult to follow due to outdated document that has been amended several times, contains multiple spelling errors, has confusing language etc. Covenant Committee should be formed to update the current document.

Covenant enforcement has been lacking. Board needs to draft a letter to send out to property owners (primarily those with homes within Misty Harbor), reminding them that adhering to the Community Rules is not negotiable, citing the top infractions.

Item 17: Committees: Board discussed asking the community for volunteers for various committees. Mrs. Goins has drafted a volunteer flyer that just needs review/ approval from the board. Some possible committees suggested are: Social, Facilities, and Covenant Updating and Enforcement.

Action Items

1. Contact Mr. Loveday about possible previous RFID purchase-Mr. Ince
2. Contact current gate service provider-Mr. Ince
3. Create Service Provider List-ALL
4. Create Troubleshooting Action Plan-ALL
5. Mission Statement-ALL
6. Website community page-Mr. Hanna
7. Cloud-based storage-Mr. Hanna and Mrs. Snook
8. Resolution for Banking transfer to current board. Mr. Ince
9. Meet with Mr. Weinkle for Treasurer turn-over- Mr. Ince and Mrs. Snook

10. Contact Mr. Weinkle for: Banking Information, website credentials, community keys/codes, process for collecting over-due dues (reminder notice). Mr. Ince and Mrs. Goins
11. Research sun sails for pool shading-Mr. Crenshaw
12. Email contact list-Mrs. Goins
13. Contact Superior Septic for pool building septic system-Mrs. Goins
14. Contact Mrs. Weinkle for gate status-Mr. Ince

Agenda Items for next meeting

***vote**

1. Approve minutes from last meeting*
2. Website community page/forum and cloud-based storage*
3. Mission Statement*
4. Status of Action Items from last meeting
5. Pool Shading*
6. ARB Committee
7. Combining lots
8. Gate service provider/RFID purchase
9. Camera Security System
10. Committees
11. 5-year Capital Planning
12. Pool Building Project and tree removal

Meeting Adjourned: 8:00pm

Next Meeting: 7 APR 2022 @ 6:00pm in the Pool Building