



Mar 14th, 2023
6:00 PM
Pool Building

Meeting Type: Regular

Meeting called to order: 6:00 PM

Note Taker: Pete Courchene

Attendees: Mike Hanna (President), Brandon Crenshaw (Vice President), Stephanie Miller (Treasurer), Pete Courchene (Secretary), Christy Goins (Assistant Secretary) Committee and community members also in attendance.

ITEM 1. February minutes approval (previously approved via email by the board of directors).

ITEM 2. Treasurer Report

Stephanie Miller presented

*Added new business as there is currently \$261,000 in the community operating account. Mrs. Miller wants to open another account to keep the balance below the \$250,000 FDIC insurance cap.

* Treasurer was able to collect on a large past due account (\$9,000).

*when asked about budget shortfall Mrs. Miller responded that there was a potential \$80,005 shortfall if all projects that are planned for the year are paid for, based on the approved budget.

Motion was made to accept the report as presented and written: Board voted unanimously to accept.

ITEM 3. ARB Report

Mr. Griffith Presented

*Request was submitted for an addition on a home and a detached garage. Both denied by the ARB for aesthetic reasons

*A builder in the community had asked to get their deposit back after a home had been occupied without a Misty Harbor certificate of occupancy. Builder was found to have been dumping materials on a separate lot and allowing the landscaping contractor to exit the front gate. Request to get deposit back was denied. Builder is on probation and a meeting between the Builder and the ARB has been requested with no response.

*A Separate builder had cleared an area they were not approved to clear and burning on a different lot they were building on. Builder is on probation with no fines imposed. Builder also submitted a package for a new home build and was denied for repetitive design and aesthetics.

*Mr. Griffith asked to reengage with former ARB to obtain building package materials that current ARB is unable to find.

*Discussion about outbuilding/detached garage combination being built in community and garage door variance.

*ARB wants to increase the membership to 5 but has received no response from members to join the committee.

OLD BUSINESS

Meeting with APS 2/15/2023 concerning roads

*Mr. Courchene gave details of meeting.

APS representative agreed to send submission to Misty Harbor detailing concerns the community has with the road project and what the company will address to honor their contract with the community. APS is scheduled to come back during the month of March to fix depressions and scuff marks.

Update on Gate system

Brandon Crenshaw Presented

*New System has RFID's installed on the gate.

*Gate contractor has components for new system.

*An emailed list of all of the lot owners in the community was sent to the gate software management company. No email has been received back from them at this point.

*Anticipating when transferring to the new system the gates will have to left open for several days. Notice will be sent out to community on the dates that will occur.

Traffic Radar

Mr. Hanna Presented

*The Radar is not functioning. Repairs are ongoing.

*Attention was brought to the fact that the Lighthouse Circle 15 MPH speed limit sign is only posted in one direction.

*Discussion was made concerning speed sensors and involving off duty police officers.

*Sandwich board sign is at the front gate directing contactors to the rear gate.

*The camera system at the front gate was found to be inoperative during the daylight hours. Mr. Carter was asked to engage with the Board to discuss previous repairs made to the camera system.

Volunteers for Committees

Mr. Hanna Presented

- *Asking for volunteers for community website, newsletter and covenant enforcement.
- *Subsection – Covenant Enforcement. Mr. Hanna brought up training material he had found.
- *Discussed hiring a property management company.
- *Discussed hiring an HOA consultant on retainer for advice.
- *Motion made to set up work sessions for Covenant enforcement. Motion seconded and Board voted unanimously in favor.

Capital Spending

- *Discussion was had on a spending limit that would trigger the Board to notify the community on Capital spending.
- *Mrs. Miller moved that anything over \$10,000 that would come out of the Reserves would be open for discussion before the commitment is made. Motion seconded and Board voted unanimously in favor.

Board Training

Mr. Hanna discussed training videos he had found on HOA USA for Board members training.

NEW BUSINESS

Reserve Study

- *Discussion was had on completing reserve studies annually. Mrs. Miller commented that historical reserve studies are available and just need to be updated.
- *Discussion was had on separation of operating and reserve funds.
- *Reserve study spreadsheet will be available for the next meeting.
- *The Board will look into options for expanding funding accounts.
- *Mrs. Miller discussed liens that are being prepared for properties that are up for tax sale in April.

Welcome Package

*Motion was made to have workshop meetings to put together community welcome packages. Motion seconded and Board voted unanimously in favor.

Insurance

*Discussion was had to reevaluate the community insurance.

Insurance renews in June

6:50 PM meeting opened up for community members question and answer period. 3 minutes was allotted per person.

*Mr. Gosselin thanked the Board for the video training and discussed yields and interest rates. He also agreed to work on the community newsletter.

*Mr. Cressman discussed filing the taxes for the community for this year with Mrs. Miller and discussed the community being a Not For Profit Corporation not an HOA.

*Mrs. Smith asked about proper response times from the Board when sending and receiving emails. No limits were set.

*Mrs. Smith asked how many ARB or Board members had access to the ARB email account. The answer was given that it was just the ARB members. She then asked who was on the ARB and was given the names and directed to the community website for the list of names.

*Mrs. Pedigo asked about residents who don't use the PAYHOA site and asked if the Misty Harbor Community website had been abandoned. The answer was given that the website wasn't being updated until a new website manager was found. Mr. Courchene agreed to manage the Community Website once he received access.

*Mrs. Pedigo stated that an open records request had been obtained for the garage/outbuilding that had recently been approved and multiple members had asked to see the completed approved building plans for the structure as the plans that were obtained seemed to differ from the building plans that were discussed at the annual meeting. A discussion about the differences was started. It was asked why no one had been given access to this information. The time ran out during the discussion and no answer was given.

Meeting Adjourned- 7:00 – Objections to an executive meeting concerning Mrs. Smiths request for temporary storage building permit in the boat/RV yard were raised at that time. Meeting was adjourned.