



03 MAR 2022  
6:00pm  
MH Pool Building

**Meeting Type:** Regular Board

**Meeting called to order:** at 6:05 by Sean Ince

**Note Taker:** Christy Goins

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

### **Minutes**

**Purpose of Meeting:** To establish MH Board positions and conduct first 2022 board meeting.  
Board agreed to the following:

**President:** Sean Ince

**Treasurer:** Nikki Snook

**Secretary:** Christy Goins

**Members At Large:** Mike Hanna and Brandon Crenshaw

**Item 1: Meeting Frequency**- Board agreed to meet once a month at the Pool Building.

**Item 2: Mission Statement**- Mr. Hanna suggested that the board come up with a board 'Mission Statement'

**Item 3: Gate Security**

President pointed out the need to update the gates to RFID, ASAP.

President suggested an electronic lock on the boat yard gate -board agreed.

Mr. Crenshaw suggested that perhaps a previous board already made a purchase for RFID. Board needs to reach out to David Loveday (previous board) to see if that is true.

Board has a quote from Edwards Ornamental that Mr. Ince will discuss with Sunbelt (current gate provider) to exchange bar code reader with RFID.

Front gate is currently broken due to broken weld on swing arm opener. Board currently does not know the status of repair. Need to contact Mrs. Weinkle to get status update.

Mr. Ince suggested that the board look into replacing the heavy iron gate with a lighter aluminum gate.

**Item 4: Keys**- The board needs to retrieve the keys and codes for the community such as the mail box, pool building, etc.

**Item 5: Roads**- Mr. Hanna suggested that the board obtain the services of a road expert to see if it will be more cost effective over time to redo the community streets rather than micro-surface.

**Item 6: Service Providers**- Board discussed the need for a list of service providers and an action plan/diagrams (system diagram for troubleshooting community systems) of the various areas in the community to better service the community at large.

**Item 7: Financial Business**- President discussed the need to switch the community banking accounts to the board members name. Community funds are spread across three different banking institutions due to laws that limit the amount that may be kept in one bank. Mr. Ince will create a Resolution to do so within the next week so that he and Mrs. Goins can go to the bank to get that set up after getting the banking information from Mr. Weinkle.

**Item 8: Misty Harbor Documents**- Mr. Hanna suggested that the board purchase an external hard drive to transfer Misty Harbor documents and information from Mr. Weinkle as a more expedient way rather than the time-consuming electronic transfer (slow-internet). Mr. Ince added that the board should purchase a computer that will stay in the new MH Board office.

Board discussed a cloud-base filing system for all Misty Harbor documents that all members of the board shall be able to access.

**Item 9: Misty Harbor Web-Page**- Board discussed updating MH current web-page to share information with the community or creating another website that may be more user friendly with the addition of a community forum. Mr. Ince suggested possibly godaddy.com if the original web page doesn't suit or is problematic to update. If cost-effective, post cards may be used for future communication mailings rather than paper and envelopes.

Board discussed transparency. Misty Harbor board will be more transparent to the community at large, utilizing a Misty Harbor web-page. Residents are welcome to attend monthly regular meetings if they so choose.

**Item 10: Survey**: Mr. Hanna suggested a survey to be updated on what the community at large would like to see accomplished.

**Item 11: Suggestion box** Mrs. Snook discussed providing a complaint/compliment/suggestion box at the pool building as well as a community information board.

**Item 12: Security Cameras**- Board discussed camera security systems. Cameras cannot be cell-based due to the very weak and inconsistent cell signal Misty Harbor receives. Must be an internal system with DVR. Mr. Weinkle obtained a quote that needs to be reviewed by board.

**Item 13: Pool**- Board discussed shading for the pool since the shade producing pines are scheduled to be removed. Mr. Crenshaw will research sail-type shades. Crepe myrtle trees also present a problem in the pool area, but board will table the discussion about how to deal with them until after this year's growing season.

**Item 14: Overdue dues process**- Discussed procedure for placing liens on properties with very late unpaid dues. Once a property is in arrears by \$2,000 (including late fees), Misty Harbor is authorized, by law, to place a lien on the property. Consult Mr. Weinkle about the 'past due' reminder process

**Item 15: Pool Building Septic System**- Mr. Crenshaw suggested that the septic system should be inspected in it's entirety. Board discussed that a diagram of the system (pipe location etc) be drawn up. Mrs. Goins will contact Superior Septic to get a quote.

**President made motion to allow up to \$500 for septic inspection, secretary seconded motion. Board voted unanimously to allow for up to \$500 on Pool Building's septic system inspection.**

**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