

MINUTES

The Harborage Board of Directors Meeting Minutes

Wednesday, April 17, 2019 | Meeting called to order by Nick Chlumsky at 6:32pm

In Attendance

Present: Nick Chlumsky, David Fineman, Karolyn Noughton, Christine Hightower, Sandy Cooper, Dorit Tamir

Absent: Gary Wenger

It was determined that there were enough members for a quorum.

Approval of Minutes

Motion: Sandy Cooper motioned to approve the minutes from the March 12, 2019 seconded by Dave Fineman and carried by all.

Resident Comments

- Resident comments from Michael Hudor, John Simon, Ken Lee, Robert Smith, June Hanson about solicitation in the community, guardhouse system, guards, petition, property values, speed limit signs, posting of minutes. Discussion followed.
 - A petition, signed by 80 lot owners, was submitted to the Board. The petition was in support of the current guard system and was opposed to a virtual guard system.
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Social Committee

- Char Hester gave report about past and upcoming social committee events.
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Treasurer Report: Karolyn Noughton

- Financial report given and will be posted on www.harborage.net
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Facilities/Grounds: Gary Wenger – absent

- Brief discussion about repainting of mailboxes. Karolyn - The mailbox POSTS are maintained by the Association; the mailboxes are the responsibility of the homeowner according to our documents.
 - Two quotes received so far for replacement of sidewalks. Further discussion and quotes needed.
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Compliance: Nick Chlumsky

- There are still several properties that are out of compliance. Proper procedure is being followed and correspondence letters are being sent by Sentry.

Lakes

- Update on Emerson square boundary. More information to follow.
- Update on lake management plan and water quality. Visit www.harborage.net to view a current draft of the Lake Management Plan. Additional sections to be added throughout the remainder of 2019.
- Discussion about Johnson engineering contract and permitting.

Safety & Security: Reported by Dave Fineman

- Guardhouse computer system discussion.
- *Motion: Dave Fineman motioned to form a committee to investigate new system options for the guardhouse. Seconded by to Sandy Cooper and carried by all.*
 - Russ Burnup, John Simon, Robert Smith, Don Hester, Peter Spiropoulos, Carol Redmond volunteered for the committee.
- Tow letters have gone out to boats still left in lot near the gazebo.

ARB: Reported by Dave Fineman

- ARB report will be posted on www.harborage.net
- ARB meeting process are as follows.
 - ARB meeting will be held twice a month – 1st and 3rd Wednesday of the month.
 - Fully completed applications with fees, deposits and drawings in compliance with ARB rules must be submitted the Friday before the meeting to be considered.

Motion: Nick Chlumsky motioned to adjourn at 8:04pm seconded by Karolyn Noughton and carried by all.