

**FINAL MINUTES  
COLINGTON HARBOUR ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
AUGUST 19, 2014**

**Roll Call & Verification of Quorum:** Board members John Collins, Dennis Donaldson, Frank Hendricks, Bill Hentnik, Steve Ornstein and Ron Rossi were in attendance. Deke Bolte and Niels Moore were in attendance on behalf of Cape Management.

**Proceeding:**

The meeting was called to order in the Clubhouse at 7:00 PM by Chairman Ornstein. A moment of silence was observed.

The meeting agenda was reviewed. Mr. Hendricks motioned to approve the agenda as presented. Mr. Donaldson seconded, and the motion carried unanimously.

The minutes of the July, 2014 Board Meeting were reviewed silently. Mr. Collins motioned to approve the minutes as presented. Mr. Donaldson seconded, and the motion passed unanimously.

**ACC Report:** Chairman Bob Hopkins was not in attendance. Mr. Bolte reviewed the eleven applications received and approved by the ACC since the last Board meeting.

**Community Watch Report:** Chairman Doug Miller was not in attendance. Mr. Bolte reviewed a copy of the written Crime Report prepared by Mr. Miller for the month of August.

**Comments from the floor:** Mr. Ornstein opened the floor to comments. Ms. Hensibaugh requested that the Board ensure that enforcement of all covenants be done in a consistent and equitable manner. Mr. Froehlich relayed his dissatisfaction with the handling of electrical work performed on Association property. Ms. Chaney relayed concerns with the proposed covenant changes. There being no further comment provided by attendees, Mr. Ornstein closed the floor.

**Board Members Reports / Comments:** Mr. Hentnik indicated that there are many businesses operating within the Harbour, and that this is prohibited per the Covenants. Mr. Collins relayed the process by which the Board had created the proposed covenant changes over the past several years, and indicated that the Board was receptive to feedback and suggestions. Mr. Collins then provided an update of the Harbour's financial condition.

No other Board members provided a report.

**Manager's Report:** Mr. Bolte provided an update to the Board of actions taken by staff since the last meeting, and reviewed and highlighted his written Manager's Report as provided to the Board.

**Old Business:**

- A. Covenant Revisions.** The deadline for responses from Harbour residents was August 15<sup>th</sup>. A Special Meeting will be required to pass any revisions.
- B. Harbour View Drainage Work.** The drainage pipe has been installed. Mr. Hentnik offered to work with maintenance staff to help complete the project.
- C. 'Permanent' Basketball Goal.** A non-compliant basketball goal was finally removed following threatened Board action.

**D. Jetty Extensions.** Expected start date is mid-September with scheduled completion by mid-Winter. Mr. Collins provided an update on financing the project.

**E. 939 Colington Dr. Tree.** The dead tree on Harbour property has been removed.

**New Business:**

**A. Fine Schedule.** The Board is still working on a draft fine schedule for various covenant offenses. Violations would still require a hearing process as required by state statute and/or the covenants.

**B. Misuse of Basketball Court.** The Association received a complaint that dog owners kicked out basketball players from the court. Signs prohibited animals have since been installed, and a split rail fence will be erected.

**Comments from the floor:** Mr. Ornstein opened the floor to comments. There being no further comment provided by attendees, Mr. Ornstein closed the floor.

**Adjournment:** There being no further business, the meeting was adjourned at 8:06 PM.