**Colington Harbour Association**

**Board of Directors**

**Meeting**

**5/17/2016**

President, Frank Hendricks called the Colington Harbour Board Meeting to order at 7:00pm

Present: Frank Hendricks, Dennis Donaldson, Bob Burk, and Bill Hentnik.

Others Present: Karl Kniffin (Village Realty)

A moment of silence was observed.

Mr. Hendricks asked for a motion to approve the agenda. Mr. Burk made a motion to approve the agenda, Mr. Donaldson seconded the motion. VOTE: Ayes, unanimous.

Mr. Hendricks then asked the Board to approve the minutes from the March 15th, 2016 Board Meeting. Minutes were sent to the Board and reviewed prior to the meeting. Mr. Donaldson made a motion to approve the minutes as submitted. Mr. Hentnik seconded the motion. VOTE: Ayes, unanimous.

Mr. Polk is a newly appointed member of the Architectural Control Committee. Mr. Polk thanked the Board for the appointment and then presented the ACC report included here as Attachment I. Mr. Polk stated that any questions should be directed to the Board of Directors, Bob Hopkins (Chairman of the ACC) or Mr. Kniffin.

**Board Member/Committee Reports**

Mr. Donaldson had nothing to report.

Mr. Burk stated the reserve study has been done and he will be preparing comments for the annual meeting so the Membership understands where the Association stands in terms of the reserves.

Mr. Hentnik had nothing to report.

Mr. Hendricks reminded the members with summer coming everyone should be mindful of the children and to watch out for each other.

**Member Comments:**

Denise Collins- 904 Harbour View Drive- Commented on the change from a monthly to a bi-monthly meeting so the association could reduce attorney’s fees. It was noted that the attorney was not present at this meeting. Ms. Collins then discussed matters from both the January and March meetings regarding what constitutes a Board meeting. She stated that according to Association governing documents, all members of the Board would need to be in agreement if a vote was made at a Workshop Board meeting. Mrs. Wheless had opposed a motion by Mr. Hendricks to waive interest charges to an owners account in a recent workshop Board meeting (for this reason?). Ms. Collins is concerned with impropriety behind closed doors. She felt this motion should be made at a normal meeting in front of the members.

Another member new to the Colington Harbour Board meetings also made a comment on this matter. They spoke about the validity of the meetings and stated that there should be laws that prohibit what the association was doing behind closed doors. They requested an explanation. Mr. Hendricks stated the Board would report back on the matter.

Mr. John Collins requested to make a comment on the previous question. He stated what the Board was doing was proper except when the Board voted on an item at a workshop Board meeting. All members need to be in agreement to address the item without a meeting and if one Board member is not present that member needs to vote in writing and that vote needs to be attached to the next Board meetings minutes. He further stated that if votes are not being filed it is not proper.

Mr. Kniffin then presented the Management Report.

There has been an ongoing issue with drainage at the corner of Rhodoms Drive. The association hired a surveyor to perform a topographical survey and present ideas and costs associated with possible solutions to this problem. The report presented two conclusions with costs ranging between $26,900 and $27,480. Mr. Kniffin mentioned the 2015 Budget will not allow for the repairs however it has been added into 2016’s proposed budget. Until the problem can be addressed management has been instructed to try and make it look a little more presentable.

The condition of 102 King Edward Ct. brought up at the March 15th, 2016 Board meeting. Management reported they have been in contact with the bank that owned the property and the realtor. The house was auctioned off and has closed. The realtor informed the office the new owner will be demolishing the house and fixing the bulkhead along with building two houses in its place. Management stated the ACC has received and approved the application. .

Management reported the problem with the webcam has been fixed and as of the meeting they were up and running.

Last on the report was the resubmission of the ballots for the upcoming election. It was noted that there was a mistake both on the number of positions and the way the ballot was to be submitted. For clarity the Board decided to resend all the ballots with the corrections. Management said they would be in the mail as soon as possible.

Mr. Hendricks asked if anyone wanted to volunteer their time they could come to the office in the morning.

**Motions Made During Board Workshop Meeting;**

**Motion:** **Mr. Burk**

*Management has the authority to accept payment plans with the following guide lines; Owners with balances of $500 and below must pay a minimum of $50 a month and owners with balances over $500 must pay a minimum of $100 per month. The debtor would need to sign an agreement stating the exact payment plan.*

*The motion passed unanimously*

***Motion:*** *Mr. Hendricks*

*The Association will forgive the interest accrued to date for the account #’s 17515, 17923 and 18450 with the provision that they adhere to their payment plan as agreed until such time that all assessments and costs have been paid leaving only the interest charges. At that time the interest will be forgiven. If at any time during the agreement, the owners default on the plan, the interest will remain and the account will be turned over to the attorney for enforcement at law.*

*The Motion passed by majority vote. Mrs. Wheless opposed.*

***Motion:*** *Mr. Ornstein*

*Deny the Schnabel’s request for a settlement.*

*Motion Passed(vote?)*

***Motion:*** *Mrs. Wheless*

*Present proposed budget to the membership for vote.*

*Motion Passed unanimously.*

***Motion:*** *Mrs. Wheless*

*Appoint John Polk to the ACC.*

*Motion passed unanimously*

Mr. Hendricks asked for a motion to adjourn. Mr. Donaldson made a motion to adjourn, and Mr. Hentnik seconded. VOTE: Ayes, unanimous.

Meeting Adjourned 7:25pm