

# Island Lake South Harbor

## Board of Directors Meeting

### Meeting Minutes

August 6, 2018

1. **Call to Order:** Meeting called to order at 5:59 p.m. by President Dave Butler  
Board Members present: Dave Butler, Kellie Milligan, Greg Sorrentino, Lora Wright, AMP  
(Association Management Professionals, Inc)

Steve Lionas – Not in attendance

2. **Approval of Minutes:** Dir. Stalmack motioned to approve June minutes and Ms. Wright seconded. Board voted to approve the minutes.

3. **Community Forum:** No residents from South Harbor were present.

4. **Committee Reports:**

- A. **Landscape** – Beauchamp recommendation – discuss response.

- Pear tress by 24936, 24940 and 24938 – Ms. Wright to review them and contact Guardian Trees.
- Grass issues by 24881 – The grass appears to have a condition called ‘Dollar Spot’. This condition occurs when there is high humidity and will typically go away once the humidity goes down. Per Ms. Wright, using fungicide is a waste of money.
- 24985 – Landscape issues – the trees by the condo appear to require trimming as they are overgrown and are larger than the street trees. There is also an issue with the exposed roots. You can’t put dirt over them or mulch as it will slide down the hill. Ground cover might be the best solution.

- B. **Finance:**

- **Pump update** – Dir. Lionas had pump assessed and determined it could not be fixed as the shaft was sheared. The association owes Dir. Lionas \$67 for the cost he incurred having the pump assessed for possible repair. Dir. Sorrentino suggested that the handyman clear it every June (after the cottonwoods bloom) and September. The board members present agreed with the suggestion. Part of the problem is that the debris is clogging the motor. The flutes at the bottom of the pump need to be kept clean to help increase the longevity of pump. Ms. Wright to follow-up and determine how much it would cost to have two more pumps (stations) and reduce the run time.
- **Trim replacement** – Ms. Wright confirmed that Dir Lionas had 130 feet on his house replaced. He forgot about several areas that was replaced. Ms. Wright is working with McGlinch and Sons to coordinate the trim work.
- **Reserve payment** - \$12k paid in the first quarter. No other transfers will be made to the reserves until December. Remove from September agenda.

- C. **Social:** No Report. A Summary of 2018 events were provided by Denise Harris at the June 4 Annual Meeting. Upcoming events:
- Float your Boat –August 3 and September 7
  - Progressive Dinner – November 2
5. **Management Reports:**
- A. Contract & Control Sheet – reviewed. Larry had no corrections. Hoping July 27<sup>th</sup> is the only payment for July. McGlinch might be the only one.
  - B. Master Association Update – Next meeting is in September.
6. **Unfinished Business:**
- A. Trim Repair – According to Ms. Wright, the repair work is ongoing.
  - B. 24983 Basement – Work is complete on the Couzen’s basement. However, the landscape along the wall needs to be reviewed (e.g. raised). Ms. Wright to follow up with Beauchamp’s.
7. **New Business:**
- A. 24904 Irrigation (Bacca Residence) – Ms. Wright sent a request for Beauchamp to review but will follow up with them. According to Mrs. Bacca, there are dry conditions between buildings 71 and 72. The grass is poor as well as the absence of grass. Everything that has replaced the shrubs in their river birch area has died. While they have frequently watered, there appears to be an issue with the irrigation. According to Ms. Bacca, Beauchamp said that the lack of water was because of the low hanging birch limbs and other woods growth. In addition, they have fewer sprinkler heads in these areas than most of South Harbor. Mrs. Bacca would like additional sprinkler heads between the buildings in in their front lawn/birch area.
8. **Executive Session:** See separate agenda and notes presented by Lora Wright, AMP.
9. **Next Board Meeting September 5, 2018.**
10. **Adjournment:** Dir Milligan motioned to adjourn and Dir Stalmack second it. The meeting was adjourned at 6:34 p.m.

**Meeting Minutes:** Submitted by Secretary, Kellie Milligan.