

# Harmon's Property Owners Association Special Board Meeting Minutes

Meeting held remotely via Freeconferencecall.com

**Called to Order:** Thursday, April 18, 2024 at 6:31 pm

**Present:** Al Gilson - President, Jon Lange - Vice President, Hal Thompson - Secretary, Jane Kreitzberg - Treasurer, Directors - Sherry Tedesco, Kim Kerr.

**Joining remotely:** all joined remotely

**Absent:** Bob Kromm

Members were notified by email that they could listen in to the board meeting. Member, Steve Kerr attended the meeting remotely as a guest.

Al Gilson stated that we needed this special meeting to further discuss changes to the motions previously made regarding ballot items for the annual meeting.

## **Review of previous motion regarding the one time water hook up fee**

We are revisiting the change to the water hook up fee from \$1,000 to \$7,000.

Hal made the following motion:

Motion: The motion in the meeting minutes of April 6, 2024 related to an increase in one-time water hookup fees from \$1,000 to \$7,000 should be removed from the annual members meeting and the hook up fee should remain at \$1,000.

Second: Al Gilson

Discussion: This is a large increase per Al Gilson. The increase causes timing issues and how members could get hookups under the smaller hookup fee would be logistically difficult. Members rushing to hook up at the lower fee would create a large amount of water system work for the association without the revenue to support the cost. Remain at \$1,000.

Vote: 6 in favor, one absent

## **Should the annual water fee be increased more than \$200?**

Discussion:

The annual water fee increase should remain at \$200, raising the annual water fees to \$400. Jane asked about making the increase effective immediately because of the deficit in the water fund. Jon was in favor.

Al made the following motion:

Motion: Continue to have a ballot item increasing the water fee by \$200 effective immediately for the 2024-2025 fiscal year and a second billing will occur for the increase.

Second: Kim Kerr

Discussion:

Hal Thompson stated two points. There is some thought that we should increase the water fee more than \$200 since we've eliminated the \$7,000 water hookup fee. He is fine with leaving it at the \$200 increase. Second, it's logistically harder to do the billing immediately. Is Jane willing to do the extra work? Yes, she's willing. Concerned that the immediate assessment could cause the ballot item to be voted down. Kim is in favor of passing it immediately. Jon thinks it better to not surprise members and wait until next year. Sherry

asked if \$200 is enough of an increase? Wouldn't want an increase now and another increase next year because we didn't increase it enough. Jane is comfortable with waiting the one year per the original motion. Al is concerned about the budget ramifications, but agreed to stick to the original motion of a \$200 increase assessed one year from now. Jon addressed increasing \$300. Al stated that would make it an even \$500. Sherry wondered about the budget with \$200 versus \$300. Jon stated that a \$100 increase makes about a \$8,600-\$8,900 increase in income. Jane discussed the proposed budget and that repairs are based on a three year average. Hal stated that he felt the \$200 increase was adequate to cover expenses and start establishing a reserve. Al withdrew the motion. We will leave the motion as originally passed in our previous board meeting.

### **One time assessments versus increasing dues to build reserves.**

Al brought up that a number years ago this was voted on by the membership resulting in the preferred method being one-time assessments for major projects and lower dues. Should we address this question again with the membership? It was decided to have a conversation at the annual meeting with the membership. Later it was decided to put an advisory vote on the ballot at the annual meeting.

### **Wood piling replacement**

Jon explained the process he and Al used to assess the pilings. They came up with seven to look at that are in poor shape that are holding the docks in place. HDB is taking one year to get jobs like this done. Three or four pilings need to be pulled since they aren't doing anything. Jon will send email with information and a map of the pilings. See attached diagram of pilings.

Al made a motion:

Motion: We rely on Jon's research to select 6 or 7 pilings to be replaced by HDB and we placed that order as soon as possible.

Second: Hal Thompson

Discussion: Jane asked if it should be part of the proposed budget for next year. Al stated that the pilings are about \$3,000 each and should we adjust the budget? Jane will add to the budget to be presented to the membership at the annual meeting.

Vote: 6 in favor, one absent

### **Board Member Nominations**

Al is withdrawing his nomination to next year's board for personal reasons. He got on the board with several goals and he's accomplished 99.99999% of them. He will still be involved and remain on the dock committee and keep an eye on the docks. He will no longer be the contact person for HDB. It's difficult to manage with the way the scheduling is handled with very short notice to ensure all boats are removed prior to their work. Gilson noted that HDB needs only one point of contact to eliminate any confusion on instructions and he recommended that an active board member be the liaison with HDB.

Jane asked about other possibilities for board members. Al said we always call for nominations from the floor and we can select someone then. In the mean time we should be talking to potential candidates. Al thought of Ed Diaz or Josh Wilson.

Hal asked if Jon Lange would be the liaison with HDB? Jon agreed.

Hal stated a BIG thank you to AI for being on the board all of these years and appreciated that he is willing to continue on the dock committee and give us feedback.

**Executive Session**

Not needed

Adjourned 7:35 pm

Signed:

A handwritten signature in blue ink, appearing to read "H. Thompson", with a long horizontal flourish extending to the right.

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Hal Thompson, HPOA Secretary