

# Charleston Harbor Homes Association

[www.charlestonharbor.org](http://www.charlestonharbor.org)

## JULY 31, 2018 Board of Directors for Charleston Harbor Homes Association, Inc.

The July 31, 2018 Board of Director's meeting was held at the pool deck of Charleston Harbor Homes Association and was attended by 32 residents. Meeting was called to order at 7:07.

<b>CHHA</b>	
<b>BOARD OF DIRECTORS</b>	
Chaz Wood	President
Brian Bates	Vice President
Joe McCune	Secretary
Dick Trischler	Treasurer
Marlin Roberts	Member
Carlos Hernandez	Member
Ronald Davisson	Member
Paul Lavine	Member

**Approving Previous Minutes** – The June 24 meeting minutes have been reviewed by board members via email. Minutes of these meetings stand as presented and were approved by board.

**Treasurer's Report** – Treasurer Dick Trischler reviewed the Balance Sheets and Statements of Activity, in summary and detailed comparison formats, for the month of July, 2018. Printed copies were available to attendees, and the board fielded questions from the floor. Questions were taken and answered regarding dues collection efforts, and various expenditures.

### **Reports of Committees**

- **Architectural Control** – The ACC has approved the following requests in July:
  - Deck Replacement/Upgrade – 6635 N Charleston Dr.
  - Pergola Installation – 6824 - Charleston Dr.
  - Deck Upgrade/Replacement – 7005 N Quincy Ave
  - Sidewalk Replacement – 6700 N Charleston Dr.
  - Request for Fence – 6924 N Quincy Circle

The committee is currently reviewing a request for a driveway enlargement.

- **Landscape** - We have hired Perfect Turf to reactivate the sprinkler system at the entrance at 71<sup>st</sup> Terr. The committee has found out that there is no city water on the Quincy lots, and it would be very expensive to install a system. So we have decided that watering, when needed, will be done by a lawn service company. We have determined that there IS electric power on the lots, and we are looking into having 3 street lights installed in the future. The first phase of the landscaping on the lots will be done in early September.
- **Pool** – Members of the Pool Committee and guest Colleen Jones met on July 16 and discussed the following:

Pool usage was reviewed as of this date in 2017. There were 2,314 gate events, as of the same date in 2018, there were 2,607 gate events. That's 293 more gate events for 2018. Comments from all residential using the pool about the upgrades have been positive. Craig Maynard announced that he will not be renewing his contract to maintain the pool for 2019. We will have to put this out for bid through the management company.

There have been three card suspensions for glass in the pool area. These were all first time suspensions subject to a 2 week suspension. We also documented several gate/fence jumpers with the use of our video surveillance cameras at the pool combined with the entrance cameras.

Kiddy pool update - there have been suggestions on making the kiddy pool into a hot tub or a splash pad. Discussion on the hot tub was that the pool would have to be totally dug up and redone as well as gated to prevent children from getting in. The liability issues were addressed in the cost was thought to be prohibitive at this time. Discussion on the splash pad idea which would involve using the current plumbing in the kiddie pool and attaching it to a umbrella or mushroom made out of plastic or fiberglass as well as a few water jets pushing up from the bottom would be more cost-effective, entertaining younger kids, and would help cool the pool water. We are looking into the viability of this idea

We are also working on setting up the pool entry gates to be operated and updated from remote locations to facilitate faster card updates and monitoring of the pool. This would allow our management company and the Board of Directors to have access to the pool gate controls from remote locations via the Internet.

We also received a bid from Mid America Pool on replacing the old pool cover. Their estimate was \$17,000. This amount was thought to be excessive and we will work with the management company to get bids on a replacement pool cover.

We did receive a complaint about the barn swallows that are flying in and out of the pool area and nesting about the bathrooms. It was thought that barn swallows may be protected in Missouri and we will need to research the matter further before taking any action.

The committee brainstorm suggestions which included... installing stall doors in the bathrooms for privacy reasons. It was agreed that shower curtains would be purchased and installed until new doors could be arranged to be installed. A solar charger for the cameras. There's been so much activity that the batteries are lasting two weeks. We originally projected them to last 1 to 2 months before needing recharge. A single solar panel that would constantly charge an individual camera would run \$91 which would include a two year replacement warranty. The committee is recommending the purchase of one solar panel charging unit to test. A motion was made by Chaz Wood to purchase one panel as a test bed. The motion was seconded by Marlin Roberts. The motion was approved by the board. The committee is also considering to add a roof over the deck as outlined in the 2010 Pool upgrade blueprints. The benefits of adding a roof include having a shaded area to sit, weather protection for the storage area under the deck, it would be possible to turn this into a four seasons room to hold meetings in the future. It was noted that the current Pergola on the deck is in deteriorating condition with paint peeling off in large chunks and

wood rotting away. The committee feels that we should get bids on doing the work and review the bids.

We remove the heavily frosted plates and the lights in the bathrooms to improve lighting conditions.

Craig noted the following conditions that need attention. The light next to the parking lot is not working. The tall grass within the pool gates did not return, it either needs to be removed and replaced with rocks or replanted. The thought of the committee is to remove the grass and apply matching rock to the bare areas. Craig noted the Pergola next to the parking lot gate is believed to be sinking at a slow rate. There is some sinking of the concrete. Craig recommends removing the last evergreen tree from near the fence due to needles getting into the pool. The wrought iron gate and fence around the pool area need to be repainted. There is some mold on the exterior of the pool building which needs to be cleaned. This is attributed from the fact that we do not have gutters on the pool building. Craig suggested additional venting in the bathrooms and in the attic as the bathrooms get pretty hot.

**Lake** - The lake committee will meet In August to discuss lake issues. One suggestion we will review is to issue either vehicle decals and/or "Fishing Cards" to residents to easily identify who is a resident or the guest of a resident when suspected trespassers are approached at the lake. We are due to purchase additional dye to treat the lake with. To date we have spent \$854.00 to treat the lake. Carlos Hernandez has volunteered his time to treat the lake at no cost to the neighborhood. This time last year we would have spent \$3,850 contracting this service out. Carlos has helped us save \$2,996 so far this year! A suggestion from the floor to purchase a gift card for Carlos's services was heard. No action was taken at this time.

- **Communications** - Our main web site (charlestonharbor.org) has had 1,423 pages viewed and 926 unique visitors from July 1- July 30th. Google is the largest referrer to our web site. Top five pages searched are:
  - CHHA News at 183
  - Community Links at 172
  - Homes For Sale at 143
  - Boards & Committees at 136
  - Calendar at 77

We currently have 238 neighbors signed up on our Nextdoor web site.

- **Welcome** - No Report
- **Social** - No Report

- **Lighting** – Members of the lighting committee made the following yard light repairs on 7-30-2018
  - 6825 N. Charleston Dr. - Replaced defective CFL bulb with LED bulb
  - 5204 NE 69th Terr. - Replaced faulty sensor and new LED bulb
  - 5305 NE 68th Terr. - Replaced faulty sodium vapor bulb with new sodium vapor bulb
  - 7111 Quincy Ave. - Replaced faulty CFL bulb with new LED bulb
- **Safety & Security Committee** - No incidents within Charleston Harbor subdivision reported to KCPD for July 2018. Marlin Roberts recommended activating a neighborhood watch system. NNI can provide information and training. No action was taken at this time.
- **Government Relations** - Nothing to Report

### Old Business

- Delinquent Dues Update – 2018 only delinquencies total \$1,440.00. All other delinquencies total \$7,689.00. Total delinquent dues including penalties, interest and costs of collections total \$9,129.00.
- NNI Donation – The board has donated \$500 annually to NNI. It is time to donate again if the board agrees on it. It is budgeted for 2018. A motion was made by Chaz Wood to proceed with our annual donation. The motion was seconded by Dick Trischler. The motion was approved by the board.

### New Business

- Jason White and Nikki White from Brookwater Management were on hand to introduce their services and field questions from those in attendance.
- Introduction of Board of Director Nominees for 2018/2019 – Chaz Wood, Paul Lavine, Carlos Hernandez, Katie Wienke, Ronald Davisson, Kay Fox, Robert Sullivan and Josh Thomas were all nominated to run for election on the 2018/2019 Board of Directors.
- Our Certificate of Deposit at US Bank in the amount of 10,150.79 will mature on August 14, 2018. It has earned \$145.00 since we opened the CD. Do we want to roll it over or move it to Community America Credit Union? After deliberation on the subject, the board was of the opinion that better returns could be gained at Community America Credit Union or other financial institutions. A motion was made by Chaz Wood to close all CD's and deposit the funds at Community America CU. The motion was seconded by Ronald Davisson. The motion was approved by the board. Katie Wienke volunteered to investigate CD's at other institutions for future investment
- Open Forum
- Meeting Adjourned at 8:35.