

Cindy Richards

From: "Cindy Richards" <crichards@win.net>
To: "Don K. Henry" <dhenry@creekstonecompanies.com>
Cc: "KEVIN ZIPPERLE" <kzipperle@win.net>; "Bobby Branham" <bibbgb@cs.com>;
 <attorneys@lorchnaville.com>; <afeinsilver@hotmail.com>; "Stephen D. Keller"
 <sdkeller@creekstonecompanies.com>; "Everett P. Jackson"
 <epjackson@creekstonecompanies.com>
Sent: Monday, October 31, 2005 4:26 PM
Subject: Re: Kessinger Service Industries, LLC Lawsuit (George Gesenhues - Lorch & Naville, LLC)

Gentleman:

(I have also included the HOA Building & Grounds committee on this forward.)

Don/Junie, thank you for your efforts in attempts to resolve this with Kessinger.

Alan, Steve & Everett: Can you please advise the association when funding will be available to properly paint the railings? If necessary, I can arrange a conference call with our Board to discuss Harbours @ RiverPointe and/or Creekstone's position. (The balcony railings are an eyesore and this matter has been pending for over 3 years.) I am very anxious to have this matter resolved and appreciate your cooperation, to date!!!

I have asked Read to contact Bowles regarding the bid that they submitted in 5/04 to ascertain if their numbers are still valid.

Thank you,

Cindy Richards
Community Director
The Harbours Condominium Association, Inc
One RiverPointe Plaza
Jeffersonville IN 47130
(812) 288-1100 fax (812) 282-9153

----- Original Message -----

From: Don K. Henry
To: Cindy Richards
Cc: Everett P. Jackson ; Stephen D. Keller ; afeinsilver@hotmail.com ; attorneys@lorchnaville.com
Sent: Monday, October 31, 2005 3:05 PM
Subject: Kessinger Service Industries, LLC Lawsuit (George Gesenhues - Lorch & Naville, LLC)

Cindy,

For your information, I have instructed George Gesenhues to accept the final offer from Kessinger and settle the lawsuit between Creekstone Builders and Kessinger.

Thanks,

Don

Don Henry





CREEKSTONE

4545 Post Oak Place Dr., Suite 100
Houston, Texas 77027
tel 713.621.5300 fax 713.621.8078
cell 832-256-1872
dhenry@creekstonecompanies.com

Cindy Richards

From: "Cindy Richards" <crichards@win.net>
To: "Alan Feinsilver" <afeinsilver@hotmail.com>
Cc: "Don Henry" <dhenry@creekstone-builders.com>; "KEVIN ZIPPERLE" <kzipperle@win.net>;
 "Bobby Branham" <bibbgb@cs.com>; "Stephen D. Keller"
 <sdkeller@creekstonecompanies.com>; "Everett P. Jackson"
 <epjackson@creekstonecompanies.com>; "Herbert Towning" <htowning@aol.com>
Sent: Wednesday, September 06, 2006 7:03 PM
Subject: Re: Kessinger Service Industries, LLC Lawsuit (George Gesenhues - Lorch & Naville, LLC)

Gentleman:

It's me again on this balcony issue!!! Now that we are near to closing out the development phase and #1110 is scheduled to close, I hope to get your attention on resolving this achilles heel.

I would very, very much appreciate if you can discuss this among yourselves and share your thoughts with me so that I can advise the Board of your position.

Thanks, as always for your cooperation.

Cindy

----- Original Message -----

From: Cindy Richards
To: Don K. Henry
Cc: KEVIN ZIPPERLE ; Bobby Branham ; attorneys@lorchnaville.com ; afeinsilver@hotmail.com ; Stephen D. Keller ; Everett P. Jackson
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Alan D. Feinsilver
4400 Post Oak Parkway, Suite 2250
Houston TX 77027

FAX

To:

Cindy Richards
812 282-9153

From:

Alan D. Feinsilver

Date: November 25, 2006

Number of Pages: 3

Phone: 713-266-1101

Fax: 713-850-7536

Remarks:

Cindy,

Subject to the closing of the sale of Unit ¹¹⁰⁸1105 and the right of the Declarant to remove one of the parking spaces (either 107, 214, 332 or 402 at Declarant's discretion for the marketing of Unit 1113, if necessary), the attached Marketing Plan with the marked change is approved. Please let me know if satisfactory with you.

Thank you,

Alan D. Feinsilver



Assignment of Parking:

The following spaces will be assigned to the Association by the Declarant without cost to the Association: spaces #1, 2, 3, 29, 30, 31. All spaces are to be used in a manner as prescribed by the Board of Directors.

An agreement will be entered into between the Declarant and the Association related to the following parking spaces: Spaces #107, 123, 214, 217, 218, 332, 402.

These spaces will be ~~conveyed in part to the Association as joint ownership and~~ made available for sale. Proceeds of sale are to be distributed in the following manner. A marketing plan will be undertaken and prices established which are mutually agreeable to both parties.

- The Association will receive the first \$30,000.00 to be used to help offset the costs associated with repainting of balcony railings.
- All other proceeds derived from the sale will be split on a 50/50 basis between the Association and the Declarant.

This is a draft agreement and must be approved by both the Association Board and Declarant (which includes multiple partners). Terms of this agreement are to be kept confidential until such time that an agreement is reached.

MARKETING PLAN

- **The Association will advertise (via letter) to its members the agreement reached between the Association and the Declarant. The following spaces will be made available at a 35% discount: \$9750.00 each. Spaces will be offered on a first come basis for a thirty day period. The Association reserves the right to target market those parties whom they feel may hold an interest (i.e. those who hold close proximity to offered spaces, those who have expressed interest, etc.)**

#123

#217

#218

- **Any of these spaces which remain for sale after 30 days will be offered on a sealed bid basis with a minimum bid price of \$9,000.00**
- **The following spaces are to be sold at a 25% discount (\$11,250.00) and not be made available until such time the other spaces are sold:**

#107

#214

#332

The following space is to be sold at a 10% discount \$13,500.00

#402

BOARD ACTIONS TAKEN IN LIEU OF MEETINGS

GARAGE GATE

On Wednesday, 12/8/06, an email was sent to Board members (copy attached) advising of mechanical issues related to the garage gating system. Harry Leiding was advised by phone and a face to face discussion was held with Barbara Hilb. A request for replacement was made by the Community Director supported by Read Blasi, Maintenance Supervisor.

Subsequently, each member of the Board was polled independently and a full consensus for approval was reached. This matter had been discussed on prior occasion by the Board and was a 2007 Budget item.

JOINT SALE OF PARKING SPACES OWNED BY DECLARANT

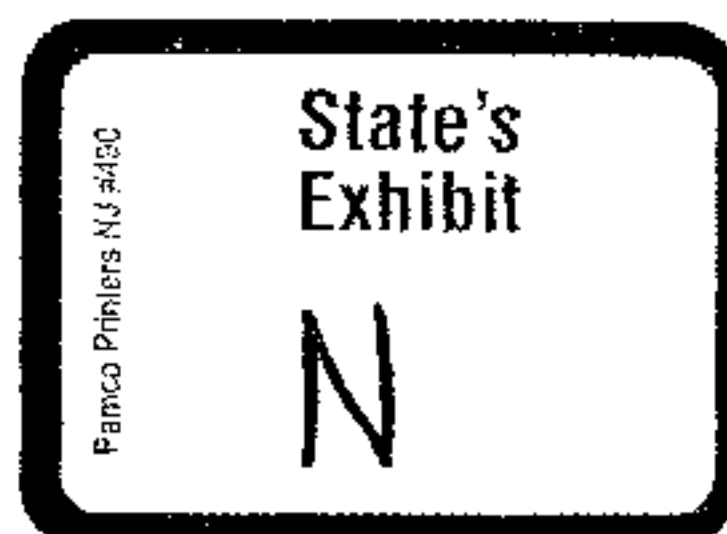
As briefly discussed at the 10/18/06 Board meeting, an agreement (draft attached) was reached with the Declarant related to remaining parking spaces with portions of the sale to be retained by the Association to offset a majority portion of the expense to paint balcony railings.

Early in the week of 11/27/06, each member of the Board was contacted to discuss the specifics of the agreement. By unanimous decision, each member agreed to waive a meeting and fully supported adoption.

Further, permission was granted that in the event that a member raised the issue of painting of balcony railings at the Annual meeting, discussion could be held related to this source of funding.

Respectfully submitted by

Cindy Richards
Community Director



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE
HARBOURS CONDOMINIUM HOMEOWNERS ASSOCIATION HELD ON
DECEMBER 19, 2006

A meeting of the Board of Directors of The Harbours Condominium Homeowners Association was held on December 19, 2006 at 5:15 p.m. Present were Kevin Zipperle, Bobby Branham, Barbara Hilb, Sharon Chandler, Harvey Allen, Harry Leiding, Mary Lou Trautwein-Lamkin, Marty Haley, Ken Quiggins and Cindy Richards.

A motion was made, seconded and approved unanimously that the newly elected director, Marty Haley be seated in place of Bill Mapother and newly elected director, Ken Quiggins be seated in place of Buzz Hargleroad for the purpose of this meeting and they will officially take their offices on January 1, 2007.

MINUTES APPROVED: A motion was made, seconded and approved unanimously that the minutes of the meetings of October 18, 2006 and November 1, 2006 be approved.

RATIFICATION OF BOARD ACTION PREVIOUSLY APPROVED ORALLY:

1. Replacement of garage entry gates because of mechanical issues related to the garage gating system. This was previously discussed and was a 2007 budget item.
2. Agreement with Declarant relating to remaining parking spaces with portions of the sale to be retained by the Association to offset a majority portion of the expense to paint balcony railings.

NEXT BOARD MEETING: The next Board of Directors meeting will be held on January 17, 2007. Board to be notified of time and place. A regular meeting date will be discussed at this meeting.

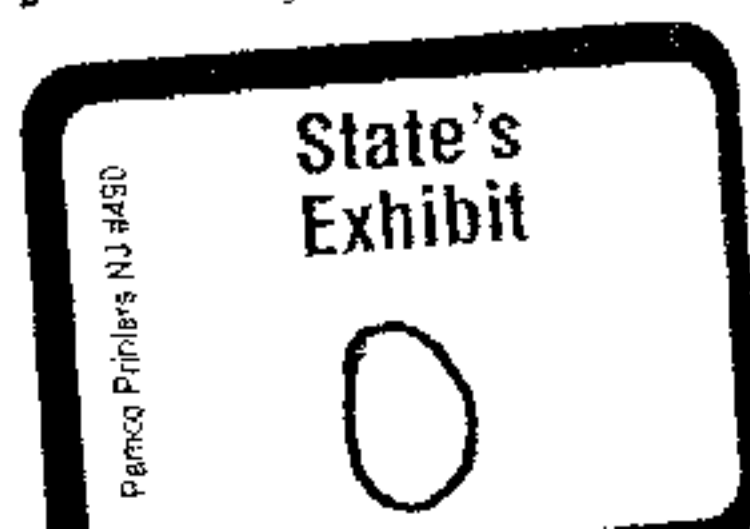
ELECTION OF OFFICERS: The following officers were elected for the 2007 year:

President, Kevin Zipperle
Vice President, Ken Quiggins
Secretary, Mary Lou Trautwein-Lamkin
Treasurer, Sharon Chandler

At the next meeting we will review existing committees, consider formation of new committees and consider referral of other Board candidates to Committee Chairpersons. Final decision of persons on a committee will be left to the chairperson.

INSIGHT: A motion was made, seconded and approved unanimously that Kevin Zipperle, as President of the Association, be empowered to sign the final draft of the contract with Insight for the cable/internet.

LATE CHARGES: A meeting of the Finance Committee, consisting of Sharon Chandler, Chairperson, Harvey Allen, Gary Davis, Ann Marie Kempf and Kevin Zipperle was held



and a recommendation will be forthcoming related to levy of late charges.

SPECIAL ASSESSMENTS: In the future the Board will consider levy of a special assessment for non-recurrent expenditures.

No Board action will be taken to ascertain if capital purchases budgeted in 2007 can be assessed retroactively as a special assessment in lieu of a budgetary item until receipt of the reserve study. The recommendations dictated by the study may determine that the 2007 capital expenditure funding level would be necessary to satisfy 2008 funding requirements.

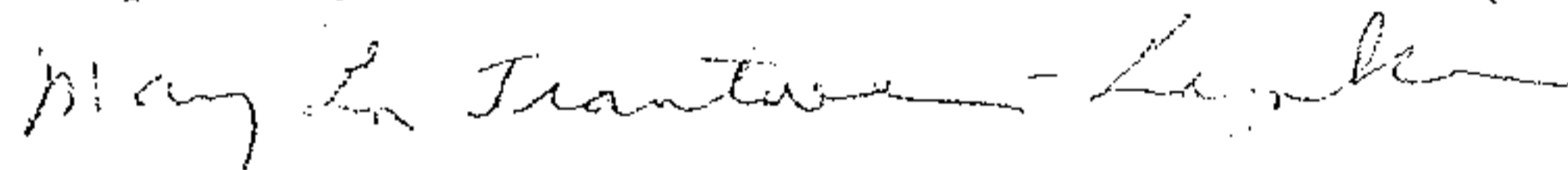
In 2005, a pre-annual meeting was held to explain the proposed 8th amendment to the Declarations and to discuss the 2006 budget. Consideration will be given to scheduling a pre-annual meeting for the 2008 budget..

BUILDING AND GROUNDS: A homeowner request related to the dumpster placement has hopefully been resolved.

Acceptance of the EIFS proposal and a homeowner request related to evaluation of square footage measurement of townhomes were referred to this committee.

There being no further business, the meeting was adjourned at 6:30 p.m.

Respectfully submitted,



Mary Lou Trautwein-Lamkin

Board Secretary

Cindy Richards

From: "Cindy Richards" <crichards@win.net>
To: "Alan Feinsilver" <afeinsilver@hotmail.com>
Cc: "KEVIN ZIPPERLE" <kzipperle@win.net>
Sent: Wednesday, January 24, 2007 10:04 AM
Subject: parking assignments & Frank Prell
Alan:

I called to let Frank Prell know that his offer has been accepted. His secretary will contact me today to let me know about preparing the assignment deed, i.e how to title and which condominium (s). I have requested two separate official checks to be prepared, one payable to the Association for \$43,000.00 and the second to The Harbours @ RiverPointe for \$20,000.00.

I have told him that you will prepare the assignment. I will pay for the delivery cost and recording fees.

Please let me know if this follows your wishes. Thanks again and again for all that you have done for the Association!!!!

Cindy Richards
Community Director
The Harbours Condominium Association, Inc
One RiverPointe Plaza
Jeffersonville IN 47130
(812) 288-1100 fax (812) 282-9153



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE
HARBOURS CONDOMINIUM HOMEOWNERS ASSOCIATION HELD ON
FEBRUARY 22, 2007

A meeting of the Board of Directors of The Harbours Condominium Homeowners Association was held on February 22, 2007 at 5:15 p.m. Present were Kevin Zipperle, Marty Haley, Barbara Hilb, Sharon Chandler, Mary Lou Trautwein-Lamkin and Cindy Richards.

The meeting was called to order by the President, Kevin Zipperle.

MINUTES: A motion was made, seconded and approved unanimously that the minutes of the January 17, 2007 meeting be approved as presented.

NEXT BOARD MEETING: The next Board meeting will be tentatively scheduled for 5:15 p.m. on March 22, 2007. Time and place will be confirmed with Board members.

RESERVE STUDY FINDINGS: The reserve study findings are under review. As soon as they are finalized and approved by the Board, a date may be set for a meeting with homeowners to discuss the results. Upon that event, Michael Davidson of Comer, Nowling and Associates, P.C., who performed the study, would be present to answer questions.

REAL ESTATE MARKETING: A meeting will be held with Century 21 regarding marketing of the properties here, namely inclusion in the MLS listing in Louisville. A folder will be prepared that will contain a listing of all properties for sale in the building, whether they be by Century 21, another realtor or an individual owner and will be made available to prospective buyers.

PARKING SPACES: The developer has gifted The Harbours Condominium Association six additional parking spaces. Four are located in front of the building. One will remain a handicapped space, one will be a homeowner guest space with a four hour limit, one will be a space with a one hour limit to allow for homeowners picking up mail, etc., and one will be a staff parking space. Remaining spaces will be for Association assigned by permit only vendor parking. Signs will be posted to this effect and limits will be strictly enforced.

The developer has sold his remaining condominium and parking spaces and has gifted the Association \$43,000 to be earmarked for painting of the balconies.

If a homeowner is interested in either selling or purchasing a parking space in the building, they may contact the office for information. A list of available parking spaces will be maintained with all negotiations held between buyer and seller.

STAFF UPDATE: Our housekeeper, Pat, has chosen to retire. Keith will be working



inside and a groundskeeper position will be filled.

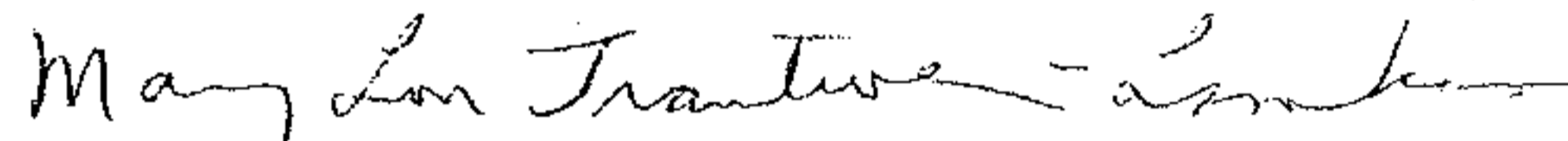
REVIEW OF FOURTH QUARTER FINANCIALS: The fourth quarter financials were reviewed and will be available to homeowners.

BUILDING AND GROUNDS: The following items were referred to the Building and Grounds Committee for action: Waste disposal vendor increase, awning proposals and addition and revisions of security systems.

The EIFS cleaning contractor has indicated they have an available date and we will proceed shortly.

There being no further business, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,



Mary Lou Trautwein-Lamkin
Board Secretary