

Harbour Pointe HOA Annual Meeting: September 26, 2020

Board Members Present: Randy Nahvi, Paul Williams, Pat Pickett, Chip Slagle, Kevin, Ohrenberger, and John Menne

Attending from Pegasus Properties: Sharon and Michael Dalton

Meeting Called to Order, Board Member Introductions and a Welcome to all Home Owners in attendance by RN.

A packet containing the meeting agenda, minutes to the 2019 Annual Meeting, latest HOA financials as of August 31, 2020 including a ledger of all checks issued and an updated Home Owner Directory was previously mailed to all home owners and copies were provided to those in attendance.

RN asked if the required quorum has been met; Sharon indicated that a quorum had indeed been achieved.

A motion was made and seconded to approve minutes to the 2019 Annual Meeting. Motion passed without objection.

RN provided a high level assessment of the financial health of the Harbour Pointe HOA; the HOA is sound financially with approximately \$300K in Reserve. RN reminded everyone that the annual operating expenses have increased to approx. \$350K and he has set a target to increase the reserve account to approx. \$400K.

FINANCIAL REPORT:

MD provided a page-by-page overview of the 2020 YTD financials as provided to all Home Owners present.

Audience: Is the typical expense profile fairly flat or are the expenses more seasonal?

RN: Expenses are generally seasonal with summer the being the highest expense time.

A motion was made and seconded to approve the 2020 YTD Financial report as presented by MD. Motion passed without objection.

RN reminded everyone that the electrical system in each garage should not be used to recharge electric automobiles; circuit breaker trips occur and the expense of charging a personal automobile is not the responsibility of the HOA.

MAJOR PROJECTS

PW presented an overview of the major projects accomplished/underway since the last Annual Meeting.

- First pass of the Building Renovation project has been completed. We will continue to go around and touch all buildings again; as time and budget allows. Lots of new work on Building A has already been accomplished. Worst-case reno work will take priority.
- Work has begun on repairing worst-case decks. Deck work will continue.
- The trash enclosure has been completed
- Several required concrete projects were accomplished
- Several buildings have foundation work that must be done; these projects will take priority over other reno work.
- No new major projects are on the books.

Audience: the railroad ties along the fire trail are rotting and need to have attention paid to them.
 PW/CS: issues are noted and work will be scheduled to replace/shore up as needed.

Audience: the railroad ties around the fire hydrant in the cul-de-sac are rotten and falling down.
 CS: the problem is noted and needs to be addressed.

Audience: one homeowner indicated the air quality in her unit is poor and wondered what could be done and/or has anyone else had this problem.

RN, PW: no known wide spread air quality problem has been reported.

Audience: Recently replaced decking had been stained but the stain is peeling up.
 CS: I will look into it.

POOL & TENNIS & PLANTINGS UPDATE

CS: Pool repairs have been accomplished. Several leak sources were identified and fixed. Pool is believed to be in good shape at this time. \$20K was spent in 2019 and \$9k in 2020 to bring pool up to its present good condition. CS also informed the group that the HOA purchased its own 'dolphin' this summer to assist with leaf cleaning from the pool.

CS: Quotes are being sought to determine the expense to resurface the tennis courts and possibly update the pool bathrooms.

CS: Planting projects accomplished or ongoing include:

- Retaining wall repairs
- Aggressive tree trimming
- Tree/shrub new plantings. 16-20 new trees have been planted.
- CS recently walked entire grounds with tree/lawn guys and directed them to cut ivy vines from trees and buildings.

Audience: the bottom stair of the pool needs to be better marked.

CS: Problem is understood and will be fixed prior to pool opening in 2021

PSA MEETING OVERVIEW

PP provided an update given to him by Derek Foreman (Harbour Pointe Board Member and our rep to the PSA Board) regarding the most recent PSA meeting. Highlights include: Sahm's is now managing the restaurant, rounds of golf played in 2020 are way up from 2019, major improvements have been made to the golf course and club house. The PSA Board presented an optimistic outlook.

SPECIAL RECOGNITION:

RN recognized Paul Williams and presented him a plaque of appreciation for the extraordinary service he has provided on behalf of all homeowners for many years. The recognition comes as Paul has recently moved from the Pointe. THANK YOU PAUL.

MEETING WRAP UP

RN indicated that Kevin Ohrenberger has agreed to serve on the Board filling the balance of Paul's term. Also, John Menne will be an advisor to the Board and a liaison to the Harbour Pointe boat docks HOA.

RN thanks all for their attendance and encouraged all to attend the monthly HOA meetings.

A motion and second to adjourn the meeting was made. Motion passed without objection.