

Harbour Pointe HOA Board Meeting: October 22, 2020

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

Pegasus: Sharon Dalton

Maintenance: Mark Livingston

Owner Guests: Norman and Josie Merlot, Joan Lawrence

RN called the meeting to order at 5:34 pm

Minutes of the August HOA Board meeting were approved.

MAINTENANCE:

RN requested that ML provide the Board with a summary of recent and ongoing projects.

ML reported that the sliding door in Unit #31 has been reset/adjusted and believes the root cause of the misalignment of the door is due to a foundation issue. Structural Engineer Kevin Potter has already been requested to reexamine the foundation of Building B. This led to a discussion that KP has looked at Building B's foundation previously and issued a report, which outlined possible repairs; some believed the fixes recommended were very difficult to execute. CS indicated he would like to be present when KP does his inspection with the goal of understanding the foundation issues and obtaining a practical path forward. **RN requested that Pegasus send an email to all Board members indicating when KP would perform his inspection.**

ML indicated ongoing and upcoming projects include: winterizing the pool, closing all foundation vents, removing leaves from gutters (will wait until more leaves fall), retaining wall repairs and replacing the rotten railroad ties in the cul de sac that protect the fire hydrant with either block or new RR ties. **ML will coordinate with KO before doing this work as a final material selection can be made.**

The handout provided by Pegasus to all in attendance includes a listing of the current major projects.

A question was raised regarding the status of handicap access to Unit #54. RN indicated that we await an answer from Board's attorney.

FINANCIALS:

Michael was unable to be present so RN provided a brief review of the HOA financial status as of September 30, 2020.

Reserve balance of \$297,039. Operating account balance of \$13,096. Total bank balance of \$310,135. Year to date income of \$311,708. YTD expenses of \$296,524.

Details prepared by MD were provided as a handout to all present, which included the Statement of Accounts and Income, Statement of Income and Expenses, Expenses by Category, the Delinquency Report and the Checkbook Ledger; all as of September 30, 2020. Additionally, the Financial Report included a table showing YTD expenses for each building by category.

RN: I would like to build reserves up to approx. \$400,000.

NEW BUSINESS:

RN polled all present and no new business was identified.

OLD BUSINESS:

RN commented that the building foundation issues have been a major expense and they will continue to be addressed.

WRAP UP:

RN asked if any other issues need to be discussed before adjournment.

JL asked if a dead tree along the road down from the single-family homes trash shack could be removed; it is already down. **SD indicated she would make arrangements to get it cleaned up.**

JL asked who does the leave clean up for the single-family homes. CS indicated the Mickey is under contract to accomplish that task and is waiting for more leaves to fall. **CS will call Mickey to get plan for when the clean up will begin.**

JL asked why the PSA fees were going up 15%. Although not a HP HOA issue, PW briefly outlined the PSA by-laws and what they reported were the reasons for the increase.

NEXT MEETING:

The next HOA Board Meeting will be scheduled for Thursday, November 19, 202 at 5:30 pm. **SD will try to schedule the Eagle's Nest for the meeting location.**

MEETING ADJOURNED AT 6:09 pm.

Minutes submitted by KO