

Harbour Pointe HOA Board Meeting: February 2, 2021

Present: Randy Nahvi, Chip Slagle, Kevin Ohrenberger, John Menne and Derek Foreman

Pegasus: Michael Dalton

Maintenance: N/A

Owner Guests: none in attendance

This was a Zoom meeting; called to order at 5:33 pm by RN.

Minutes of the November HOA Board meeting were approved.

MAINTENANCE:

Mark Livingston was not present so no Maintenance report was given.

FINANCIALS:

MD presented the end of year 2020 HOA financial report (as of December 31, 2020), which was approved.

Highlights include: Reserve balance of \$302,234. Operating account balance of \$31,730. Total bank balance of \$333,965. Year to date income of \$435,934. YTD expenses of \$396,921.

Details prepared by MD were provided in an email to all Board members, 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 December 31, 2020. Additionally, the Financial Report included a table showing YTD expenses for each building by category.

RN directed that \$30,000 be transferred from Operating Checking Acct into Reserves Fund.

OLD BUSINESS:

MD presented a summary of the HP current projects as of February 2, 2021.

NEW BUSINESS:

RN had previously sent a proposed 2021 Budget reflecting a 3% increase in HOA dues for the Board's review and comment. **The Board unanimously approved the proposed 2021 Budget.**

In addition to the projects listed in MD's HP Current Projects discussed above, he presented that unit HP 62 in Building K is experiencing interior wall stress cracks. **The Board agreed to have Kevin Potter inspect the situation and provide a report.**

CS reported that he has a bid quote for \$9400 to resurface the tennis courts. **The Board agreed to seek a second bid quote and the final selection would occur when that is received.**

CS reported he has a quote from Mickey regarding Landscaping for 2021. A discussion ensued about the dissatisfaction with Mickey's 2020 performance. CS indicated that 2 other bid quotes were sought and the other possible Landscaping companies elected to not bid. CS has already spoken to Mickey to try to get better performance. Mickey agreed to use push mowers on the Single Family Homes to avoid causing ruts in the lawns. **In the absence of other bids, the Board agreed to work with Mickey again for 2021.**

In response to an action from the November 2020 meeting, MD indicated he received a \$1300 quote for the purchase of two speed bumps, 4 signs and 4 posts. **The Board directed MD to arrange for 1 speed bump with associated signage to be installed toward the middle of Harbour Pointe Drive along the Single Family Homes.**

Paul Williams has agreed to walk the property with a concrete contractor to determine the extent of concrete work that needs to be done in 2021.

The Allens of HP 004, Building F had previously raised the issue of bad air quality in their unit. They provided several photos of their air exchanger in the crawl space. The photos showed insulation having fallen down, no vapor barrier and some standing water in the area. **The Board agreed to send Mark Livingston to investigate to determine the cause of the water intrusion in the crawl space and report back to the Board.** The resulting actions will be determined from Mark's report.

WRAP UP:

RN asked if any other issues need to be discussed before adjournment. None were raised.

NEXT MEETING:

Due to COVID, the next HOA Board Meeting will again be a Zoom meeting. **The proposed date/time is March 16th at 5:30 PM.**

MEETING ADJOURNED AT 6:28 pm.

Minutes submitted by KO