

**Harbour Pointe HOA Board Meeting: September 23, 2021**

Present: Randy Nahvi, Chip Slagle, Pat Picket, and John Menne

Pegasus: Michael Dalton, Sharon Dalton

Maintenance: Mark Livingston

Owner Guests: Five guests in attendance:

Minutes of the August HOA Board meeting were approved.

**GUEST DISCUSSIONS:**

One homeowner asked that the scaffolding be taken down by unit #11 as there has been no work activity using the scaffolding this year. Mark said there is additional work to be done but will remove the scaffolding tomorrow (9/24) until such time as work resumes.

One homeowner asked about removing a tree in front of the house at #9409 - with the homeowner having it taken down and also replacing it with a new tree. The homeowner was advised to submit an architectural change form for approval.

One homeowner noted the speed bump has been removed and speeds on S. Harbour Pointe Drive have increased and the water runoff still seems to be a problem even without the speed bump. The board agreed to go with two new "softer" speed bumps with one being near the beginning of S. Harbour Pointe Drive (from Pointe Club Drive) and one near the end of S. Harbour Pointe Drive closer to where the tennis courts are at.

The garage wall for unit #11 needs to be reviewed as it is leaning into the garage parking area.

One homeowner asked about the HOA vs. homeowner responsibility with regard to decking and specifically about the floor vs. railing. Randy noted we would review before providing an answer.

Unit #54 gutter on the back side needs to be cleaned out and Randy said that would occur throughout the village once the leaves stop dropping this fall.

Unit #88 gutter is sagging directly above the entrance, and Mark said he could get some nails that would pull that sag out of the gutter.

One homeowner noted the resurfacing of S. Harbour Pointe Drive looked good.

**MAINTENANCE:**

Mark Livingston provided the maintenance report.

Unit #26 back deck needs to be replaced and will be an upcoming project.

Unit #31 front part of the deck is rotten and soft and will be replaced.

Unit #12 side deck and retaining wall will be replaced.

Several units have window issues where they will have those at issue replaced soon – Units 7, 15, 31. Mark is waiting on windows to be available.

### **FINANCIALS:**

Michael presented the HOA financial report (as of August 31, 2021), which was approved.

Highlights include: Reserve balance of \$332,936. Operating account balance of \$68,249. Total bank balance of \$401,185. Year to date income of \$290,670. YTD expenses of \$222,181. Thus YTD net income is \$68,490.

Details prepared by Michael were provided 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 August 31,, 2021.

Michael noted there were no singular expense items that stand out, but mentioned the road resurfacing of \$11K is not yet paid nor included in the expenses and that there is foundation work scheduled for October. He also said the quarterly billing statements were just mailed out.

### **OLD BUSINESS:**

Chip mentioned we still need clarification from the HOA insurance agent as to what is/isn't covered by the HOA policy which then answers the question from our last meeting regarding where the homeowner's coverage needs to start. Sharon provided the insurance agent's name of Frank Eberle, and Chip was going to reach out to him.

### **NEW BUSINESS:**

Chip noted we need to have lots of tree trimming to be done and the BOD approved spending \$10K on this work.

John mentioned the PSA had a special BOD meeting on 9/21 regarding improvements necessary to the Eagle Pointe clubhouse and common property as a result of years of neglected maintenance, and the PSA will be sending out information and holding informational sessions for the residents leading up to a vote on a special assessment to raise the funds to address these maintenance needs.

Pegasus received an architectural request form from David Allen for the residence at 9460 S Harbour Pointe Drive related principally to drainage improvements. Chip will investigate the planned work and how it does/doesn't impact adjacent areas and report back to the BOD at the next meeting. Randy reiterated the request was NOT approved at this point pending Chip's report.

**WRAP UP:**

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

**NEXT MEETING:**

The next HOA Board Meeting will be an in-person meeting. **The proposed date/time is Thursday October 21<sup>st</sup> at 5:30 PM.** Pegasus will look for a venue other than the pool area for the next meeting.

MEETING ADJOURNED AT 6:10 pm.

Minutes submitted by JM