

Harbour Pointe HOA

Board Meeting: January 12, 2022

Present: Randy Nahvi, Pat Picket, Al Hahn --- Chip Slagle and John Menne via phone

Pegasus: Michael Dalton, Sharon Dalton

Maintenance: Mark Livingston

Owner Guests: James B.

Minutes of the December HOA Board meeting were approved.

2022 BUDGET:

Discussed the proposed budget reflecting revenue of \$430,500 which includes a 5% dues increase, and budgeted expenses of \$475,500 yielding a shortfall of \$45,000. The board talked through the budget expense category amounts and deemed them to be reasonable. The shortfall is driven by \$93,000 of foundation work committed to in 2021 that couldn't begin until 2022, and will therefore be paid for out of the 2022 budget. The budget shortfall will be covered with \$45,000 of net income from the 2021 results. The board approved the budget for 2022.

MAINTENANCE:

Mark Livingston provided the maintenance report.

Completing deck and window work on #31. #56 is complete.

Upcoming projects include rotten deck on #26, and window replacement on #7 and #15. Thereafter, the retaining wall work at #33 and #35.

The Acculevel foundation work on buildings I, K, and L has begun.

FINANCIALS:

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

Highlights include: Reserve balance of \$342,673. Operating account balance of \$67,030 for a total bank balance of \$409,703. Year to date revenue of \$411,734 and YTD expenses of \$334,440 yielding net income of \$77,294. The board approved utilizing \$45,000 of this 2021 income to apply to the 2022 budgeted shortfall (for the foundation work noted above) and move \$25,000 into reserves.

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 December 31, 2021.

OLD BUSINESS:

The group will revisit the speed bump solution for Harbour Pointe Drive as speeding continues to be a problem.

One estimate is in and one is still pending to remove 2 dead trees between Harbour Pointe Drive and the golf course. The cost is expected to be \$3,600-\$4,000 and will proceed to be done.

NEW BUSINESS:

The PSA President vote will be Saturday, January 15, 2022. Based on resident input and board input, HP's vote will be for Milan.

Discussion regarding Harbour Pointe adding its own gate at the entrance of Harbour Pointe Drive to prevent non-resident/guest traffic including those using the community's dumpsters for their trash. Further exploration regarding options is pending and perhaps will utilize information the PSA is gathering for the common (PSA) area gate improvements.

WRAP UP:

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

NEXT MEETING:

The next HOA Board Meeting will be an in-person meeting. **The proposed date/time is Thursday February 17th, at 5:30 PM at the Eagles Nest.**

MEETING ADJOURNED AT 6:15 pm.

Minutes submitted by JM