

## Harbour Pointe HOA

### Board Meeting: February 16, 2022

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

Pegasus: Michael Dalton, Sharon Dalton

Maintenance: Mark Livingston was unable to attend

Owner Guests: None

Minutes of the January HOA Board meeting were approved.

#### **MAINTENANCE:**

Chip Slagle provided the maintenance update.

Completing deck and window work on #31.

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 been completed.

#### **FINANCIALS:**

Michael presented the HOA financial report (as of January 31, 2022), which was approved.

Highlights include: Reserve balance of \$367,672. Operating account balance of \$1,566 for a total bank balance of \$369,238. Year to date revenue of \$127,211 and YTD expenses of \$122,665 yielding net income of \$4,545. The board approved utilizing \$45,000 of the 2021 excess income to apply to the 2022 Acculevel foundation work that was paid in January 2022.

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 January 31, 2022.

The board had a brief discussion on the maintenance budget given the very large expenditure in the first month of the year for foundation work and will monitor that budget line item closely as the year unfolds. In addition, Michael is going to add a "remaining budget for the year" number to the reporting for each key expense category so the amount remaining to be spent in conjunction with the budget is clear.

#### **OLD BUSINESS:**

Pat and Al will meet and walk Harbour Pointe Drive to review the possible options for placing the speed bump as speeding continues to be a problem.

The board approved removing 2 dead trees between Harbour Pointe Drive and the golf course at a cost of \$3,650.

The pool steps are to be painted before opening it for the season.

**NEW BUSINESS:**

The Harbour Pointe website has been re-launched after having been "hacked".

Pegasus will contact a homeowner on Harbour Pointe Drive parking in their front yard causing turf damage.

Pegasus to check on the timeline for completing remodeling on the house at the beginning of Harbour Pointe Drive that has been under renovation for a very long time as there have been comments about the continued construction.

**WRAP UP:**

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

John discussed the PSA -- a new President was elected last month. Security is the #1 topic with a subgroup of the PSA board tasked with returning 3 options for a go-forward security plan by the end of February. The options will have some combination of gates, guards, and cameras. The PSA exec. committee is also discussing options to utilize Birdies with Ed Sahn.

**NEXT MEETING:**

The next HOA Board Meeting will be an in-person meeting. **The proposed date/time is Wednesday March 23rd, at 5:30 PM at the Eagles Nest.**

MEETING ADJOURNED AT 6:30 pm.

Minutes submitted by JM