

Harbour Pointe HOA

Board Meeting: March 23, 2022

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

Pegasus: Michael Dalton, Sharon Dalton

Maintenance: Mark Livingston

Owner Guests: Greg and Emily Wright, Phil Cole, Brian Collier

Minutes of the February HOA Board meeting were approved.

MAINTENANCE:

Mark provided the maintenance update

Completing siding work on Building B and crossies at the base of the building.

Upcoming projects include siding and window replacement on #7 and window on #15; and windows are ordered for #20.

FINANCIALS:

Michael presented the HOA financial report (as of February 28, 2022), which was approved.

Highlights include: Reserve balance of \$367,672. Operating account balance of nil for a total bank balance of \$367,110. Year to date revenue of \$137,982 and YTD expenses of \$135,564 yielding net income of \$2,418.

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 February 28, 2022.

Michael noted the foundation work in the first month of the year is why the "buildings" variance to budget is unfavorable, and Randy said the board will monitor that budget line item closely as the year unfolds. Michael presented two new schedules that reflect total full-year budget dollars and variance to total full-year budget dollars to support monitoring the building spend as the year progresses

OLD BUSINESS:

Pat and Al met to determine the best placement for the speed bump on Harbour Pointe Drive which Al reviewed with Randy. The board agreed to proceed with installing one speed bump.

The pool steps are painted and Chip will proceed with planning to have the pool open by Memorial Day weekend.

Pegasus is securing an updated bid for resurfacing the tennis courts as the original \$9,600 bid has expired.

NEW BUSINESS:

Chip will review possible removal of a nuisance tree between 9535 and 9531 for replacement.

The board will review movement of railroad ties at 9409 impeding on the sewer plate to determine if any further action is needed.

WRAP UP:

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

PSA update from John: 1) the security committee is working to secure options and bids for EP's security related to repairing, replacing or some combination of the current setup of gates, cameras and guards which is still a couple weeks out before being finalized for discussion and decision; 2) the key situation and whether the guards retain managing keys for all units is still pending with some PSA board members against the guards performing this service (biggest concern is liability) and some wanting to upcharge for it calling it a concierge service— HP's position is the service needs to continue in place as part of the basket of services provided by the PSA in exchange for the dues paid consistent with past practice; 3) there is a proposed arrangement with Ed Sahm for the PSA/LLC to rent to Ed the Birdies facility in exchange for Ed spending \$60,000 to repair it and improve it for use to attract nightly rentals for golf and food events, and this agreement is pending legal review and approval of the PSA board.

NEXT MEETING:

The next HOA Board Meeting will be an in-person meeting. **The proposed date/time is Thursday April 21st, at 5:30 PM at the Eagles Nest.**

MEETING ADJOURNED AT 6:30 pm.

Minutes submitted by JM