

Harbour Pointe HOA

Board Meeting: April 21, 2022

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

Pegasus: Michael Dalton, Sharon Dalton

Maintenance: Mark Livingston

Owner Guests: 2

Minutes of the March HOA Board meeting were approved.

MAINTENANCE:

Mark provided the maintenance update

Completing crosstie wall repairs at the base of the buildings A and B. Also replaced a deck beam on HP53.

Upcoming projects include siding and window replacement on #7, open the foundation vents, install one set of speed bumps on Harbour Pointe Drive (in a more favorable location for drainage), and the board approved replacing the tie wall near 9409 with a block wall.

FINANCIALS:

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

Highlights include: Reserve balance of \$322,702. Operating account balance of \$24,800. Year to date revenue of \$154,960 and YTD expenses of \$194,985 yielding net loss of \$40,024.

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 March 31, 2022.

Michael noted the foundation work in the first month of the year is why the "buildings" variance to budget is unfavorable, and the board will continue to monitor that budget line item closely as the year unfolds. In addition, insurance premiums for the HOA were paid in March which was a large cash outflow of \$34,418.

OLD BUSINESS:

The pool is planned to be open by Memorial Day weekend. The painting at the pool is complete.

The dead tree removal near 9409 and clearing out tree debris near the dumpster on S. Harbour Pointe road are approved and pending completion.

NEW BUSINESS:

The HOA will contract to have security on-premise for Memorial Day weekend.

The annual meeting is tentatively planned for Saturday morning June 25th.

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 near finalization to take to the members; 2) the key situation and whether the guards retain managing keys for all units is still pending –some concern about liability--but for now the security guards are following the individual homeowners' approved key access list; 3) the proposed arrangement with Ed Sahm related to Birdies facility is no longer on the table; 4) the PSA annual meeting was moved to Saturday June 11th, and 5) there is a new golf pro.

NEXT MEETING:

The next HOA Board Meeting will be an in-person meeting. **The proposed date/time is Thursday May 19th, at 5:30 PM at the Eagles Nest.**

MEETING ADJOURNED AT 6:30 pm.

Minutes submitted by JM