

Harbour Pointe HOA

Board Meeting: December 9, 2021

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

Pegasus: Michael Dalton, Sharon Dalton

Maintenance: Mark Livingston

Owner Guests: Due to the venue (Pegasus' office), the meeting was not open to guests

Minutes of the November HOA Board meeting were approved.

MAINTENANCE:

Mark Livingston provided the maintenance report.

Upcoming projects include #31 and #56 for windows and decks as the materials have arrived, and then to #33 and #35 for retaining wall work

The gutter cleanouts have been completed, and all other Mark's Maintenance winterizing activities are complete (closed foundation vents, taking down the tennis net, etc.)

FINANCIALS:

Michael presented the HOA financial report (as of November 30, 2021), which was approved.

Highlights include: Reserve balance of \$342,642. Operating account balance of \$99,747 for a total bank balance of \$442,389. Year to date income of \$404,630 and YTD expenses of \$310,321. Thus, YTD net income is \$94,308.

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 November 30, 2021.

OLD BUSINESS:

Discussion regarding the proposed drainage plan for 9460 Harbour Pointe Drive. Chip and Mark discussed the plan with the homeowner's representatives to help educate the board on the work and impact related to HOA property which led to open follow-up questions before any approval.

NEW BUSINESS:

Foundation repair quotes from Acculevel for Buildings I, K, and L were discussed. The total of Acculevel's quotes is approximately \$83K (excluding the "prep and put back to normal" work). Chip will discuss further with Acculevel to understand the extent of work, details of work, timing, and urgency among the three projects.

The group discussed fees related to property transfers which Michael noted are \$150 to the HOA and \$35 to Pegasus and have not been raised for many years, so the Board agreed to increase these to \$250 to the HOA and \$50 to Pegasus.

The group discussed the 2022 budget. Expenses are expected to increase with inflation plus the pending foundation work noted in New Business. The Board agreed to increase dues to keep up with inflationary cost increases .

WRAP UP:

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

JM gave an update on PSA activities: 1) election of new PSA President and Treasurer in January, and 2) there are monies past due to Sahm's related to past losses that the PSA shares in.

NEXT MEETING:

The next HOA Board Meeting will be an in-person meeting. **The proposed date/time is Wednesday January 12th at 5:30 PM at the Eagles Nest.**

MEETING ADJOURNED AT 6:45 pm.

Minutes submitted by JM