**Harbour Pointe HOA**

**Board Meeting: May 19, 2022**

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

Pegasus: Michael Dalton, Sharon Dalton

Maintenance: Mark Livingston

Owner Guests: 3 representing units #6 (Richard and Gaye Vine), #47 (Diane Casad), and #49

Minutes of the April HOA Board meeting were approved.

**GUEST SUBJECTS:**

Status of deck repainting was discussed which is a continual project working through the community with the request being to pick up the pace of the work for Bldg F.

Bldg P/Unit #49 request to have an exterminator assess possible termite activity – Pegasus will have an exterminator dispatched and report their findings to the board at the next meeting.

Request to replace the directional sign for unit numbers as you approach the stop sign near the mailboxes to have a sign that includes address and unit numbers. Diana Casad will assist and get this quoted.

**MAINTENANCE:**

Mark provided the maintenance update

Continuing crosstie/retaining wall repairs at the base of buildings A and B.

Upcoming projects include completing two window replacements on #7, solving the wet-muddy area at the base of the stairs between Bldg B&C, and deck work at #74.

The company slated to resurface the tennis courts this year has declined the work for 2022, so Pegasus has reached out to other companies seeking new bids. (Previous quote was $9,406)

**FINANCIALS:**

Michael presented the HOA financial report (as of April 30, 2022), which was approved.

Highlights include: Reserve balance of $365,702. Operating account balance of $183. Year to date revenue of $239,951 and YTD expenses of $237,749 (impacted by the $90K foundation repair in January) yielding net income of $2,202.

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 April 30, 2022.

Michael noted the key areas of spending included decks, buildings, siding, and some replacement windows. The board will continue to monitor the “building” budget line item closely as the year unfolds.

**OLD BUSINESS:**

The pool is planned to be open by Memorial Day weekend.

The dead tree removal near 9409 and clearing out tree debris near the dumpster on S. Harbour Pointe road are pending completion with the village’s landscape company (Mickey).

**NEW BUSINESS:**

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

The annual meeting is planned for Saturday morning June 25th at 9:30am at the HP Pool.

**WRAP UP:**

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

PSA update from John: 1) the security committee is finalizing options and bids for EP’s security related to repairing, replacing the current setup of gates, cameras and guards; 2) the key situation and whether the guards retain managing keys for all units is still pending –some concern about liability--but for now it’s status quo; 3) the current agreement with MSA security is being extended 3 months through Sept 30th given the delay in the go-forward options and decision; 4) the PSA annual meeting was moved to Saturday June 11th.

**NEXT MEETING:**

The next HOA Board Meeting will be the **Harbour Pointe annual meeting** and in-person. **The proposed date/time is Saturday June 25th at 9:30 AM at the HP Pool.**

MEETING ADJOURNED AT 6:15 pm. Minutes submitted by JM