**Harbour Pointe HOA**

**Board Meeting: August 18, 2022**

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

Pegasus: Michael Dalton, Sharon Dalton

Maintenance: Mark Livingston

Owner Guests: N/A as the meeting was held at the Pegasus offices

Minutes of the May HOA Board meeting were approved.

**MAINTENANCE:**

Mark provided the maintenance update

Replacement windows should be arriving to continue some of the pending repairs

Moisture under the first floor of Bldg B will be tabled for now.

The metal sub-roofs continue to get clogged and have shifted to slanting toward the buildings vs. away from the buildings as originally constructed, and are causing moisture concerns in some cases. There was some follow-up discussion about where the HOA responsibility starts and stops in this regard, and the back decks in general, and nothing will change at present.

The fire escape for unit #66 is pulling away from the building and needs to be fixed

**FINANCIALS**

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

Highlights include: Reserve balance of $357,412. Operating account balance of $13,811. Year to date revenue of $321,769 and YTD expenses of $329,636 (impacted by the $90K foundation repair in January) yielding net income (loss) of ($7,867).

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 July 31, 2022.

Michael noted the key areas of spending included buildings and replacement windows. The board discussed being cautious with, and continued monitoring of the “building” budget line item.

The board discussed the dues delinquency list and that the Parks Estate should be going to auction soon, and HP #62’s delinquent dues were not collected by the title company when it was recently sold and Pegasus has made the title company aware of their liability.

**OLD BUSINESS:**

The architectural request for #2150 new decks on front and rear was approved in July.

A tree leaning toward the garages between Bldgs I and J will be removed.

The tennis court resurfacing company plans to start in October.

**NEW BUSINESS:**

A complaint regarding dumping construction debris in the dumpsters was logged. The homeowner is responsible for their contractors, and we will need to send out a communication reminder to the residents accordingly.

**WRAP UP:**

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

**NEXT MEETING:**

The next HOA Board Meeting will be Thursday September 22, 2022 and Pegasus will try to secure the Eagles Nest**.**

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