**Harbour Pointe HOA**

**Board Meeting: September 22, 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: Joan Lawrence-9411, Vera Hoefer-9392, Jean Rossock-9402

Minutes of the August HOA Board meeting were approved.

**MAINTENANCE:**

Mark provided the maintenance update

Replacement windows will be available starting tomorrow to continue pending repairs

There was some follow-up discussion about where the HOA responsibility starts and stops in regard to the decks on the multi family units, and the back decks specifically, and the topic will be revisited at a future meeting.

The fire escape for unit #66 and #64 is pulling away from the building and is to be fixed.

As the temperature gets colder, maintenance will close the foundation vents, and clean gutters after the leaves fall off the trees.

**FINANCIALS**

Michael presented the HOA financial report as of August 31, 2022.

Highlights include: Reserve balance of $357,412. Operating account balance of $14,273. Year to date revenue of $347,317 and YTD expenses of $355,182 (impacted by the $90K foundation repair in January) yielding net income (loss) of ($7,865).

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 August 31, 2022.

Michael noted the key areas of spending included buildings and replacement windows. The board discussed being cautious and continued monitoring of the “building” budget line item given there is only $29K remaining for the year.

The special Fall assessment for 2022 will begin with September receipts and is designated to help cover the tennis court resurfacing project.

The board discussed the dues delinquency list and 1) that the Parks Estate has been foreclosed on and will go to a sheriff’s sale, likely after the 1st of the year. HP is in 4th position and any recovery of delinquent dues will be dependent upon the gross proceeds that the property brings, and 2) where the title company failed to collect delinquent dues with the sale of HP62 and the seller’s son has stated he will pay the delinquent amount.

**OLD BUSINESS:**

Landscape cleanup is getting done by a new resource, Regina, with compliments.

A tree leaning toward the road by the entrance to HP will be quoted for removal.

The pool will be closed Oct 3rd.

The tennis court resurfacing company has begun work and the court will have pickle ball and basketball (1/2 court) lined out on the tennis court too.

The complaints continue about speeding down HP drive primarily by delivery vehicles and maintenance vehicles, and a concern about contractors parking alongside HP drive creating a hazard getting around their vehicles.

**NEW BUSINESS:**

Discussed a fundraising event requested to be held at the HP pool area Oct 21st is approved pending confirmation of “no issue” from the insurance perspective that Pegasus will check on.

Squirrels are a menace and get in between decks and deck ceilings of lower units, and gnaw their way through the siding in that area. Maintenance may be able to put a metal piece in these hidden areas to prevent the gnawing through the siding and entry between condos.

**WRAP UP:**

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

**NEXT MEETING:**

The next HOA Board Meeting will be Thursday October 20, 2022 and Pegasus will try to secure the turn bar as the venue**.**

MEETING ADJOURNED AT 6:40 pm. Minutes submitted by JM