**Harbour Pointe HOA**

**Board Meeting: October 20, 2022**

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

Pegasus: Michael Dalton

Maintenance: Mark Livingston

Owner Guests: Joan Lawrence-9411, Jean Rossock-9402

Minutes of the September HOA Board meeting were approved.

**MAINTENANCE:**

Mark provided the maintenance update

Replacement windows will begin to be installed.

The pool restrooms will be winterized

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 September 30, 2022.

Highlights include: Reserve balance of $357,441. Operating account balance of ($25,647). Year to date revenue of $360,179 and YTD expenses of $407,935 (impacted by the $90K foundation repair in January) yielding net income (loss) of ($47,756).

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 showing every check issued; all as of September 30, 2022.

Michael noted the key areas of spending included buildings, decks and replacement windows. The board reiterated caution around any further spending and to continue monitoring the “buildings” budget line item given there is less than $5K remaining for the year. In addition, there was a $4,765 repair for a gas line that had rotted and begun leaking.

The special Fall assessment for 2022 has begun to be received by Pegasus and is designated to help cover the tennis court resurfacing project. Michael noted the first $15K for the tennis courts has been paid and work is underway.

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 on Nov 18th, and 2) where the title company failed to collect delinquent dues with the sale of HP62, and the seller’s son stated he would pay the delinquent amount but hasn’t paid; Michael will speak with our attorney about the path to getting paid.

**OLD BUSINESS:**

Several trees needing removal in the near future are being quoted for removal.

**NEW BUSINESS:**

A few residents have expressed interest in beginning to plan for pool improvements to include a new pool in the future. A new pool is likely in the range of a $500K expenditure and cost prohibitive. Some improvements to the pool area noted at the 2022 annual meeting are more practical at some point in the foreseeable future such as decking refurbishment.

**WRAP UP:**

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

**NEXT MEETING:**

The next HOA Board Meeting will be Thursday November 17, 2022 and Pegasus will try to secure the Eagles Nest as the venue**.**

MEETING ADJOURNED AT 6:20 pm. Minutes submitted by JM