**Harbour Pointe HOA**

**Board Meeting: November 17, 2022**

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

Pegasus: Michael Dalton, Sharon Dalton

Maintenance: Mark Livingston

Owner Guests: None

Minutes of the October HOA Board meeting were approved.

**MAINTENANCE:**

Mark provided the maintenance update

Replacement windows will begin to be installed.

The pool restrooms were winterized.

Gutter leaf cleanouts are about half complete.

Unit #52 slider and window work will be completed.

Christmas lights will go up after Thanksgiving.

Mark to quote on refurbishing the pool restroom.

**FINANCIALS**

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

Highlights include: Reserve balance of $367,762. Operating account balance of $13,885. Year to date revenue of $464,548 and YTD expenses of $447,543 (impacted by the $90K foundation repair in January) yielding net income of $17,005.

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 October 31, 2022.

Michael noted the key areas of spending being buildings, which includes decks and replacement windows, and also noted that the buildings budget for the year has now been exceeded. The board is closely monitoring any further spending in the buildings budget line item.

The board discussed the dues delinquency list and that our attorney has sent a collection letter to the former owner of HP 62 given the sale occurred without the title company collecting the delinquent dues at closing ($1,784.38 is owed).

**OLD BUSINESS:**

Several trees needing removal in the near future have been quoted for removal totaling ~$12K, so we need to decide which are the highest priority and what amount of spend fits the budget.

The various e-mails from Tempo Properties and their EE’s regarding security are confusing and also come from various (unknown) people.

**NEW BUSINESS:**

Mickey wants to continue handling our landscape services for 2023 and the BOD will need to decide on accepting Mickey’s continued work and whether to supplement it.

Complaints continue about people dumping construction waste in the dumpsters. The BOD will address the issue when made aware along with information to determine who.

The BOD had a brief discussion on how to handle fundraising, an independent fundraising committee, and stewardship of the money and desired use of the funds. The board is supportive of, but will stay independent of, the actual fundraising efforts was one decision.

The BOD discussed options for a 2023 dues increase given the decline in reserve balance and a forward looking perspective given the community’s interest in several enhancement projects.

**WRAP UP:**

RN asked if any other issues need to be discussed before adjournment. Michael said that Pegasus has submitted a list of HOA service providers needing access to the village to the security committee.

**NEXT MEETING:**

The next HOA Board Meeting will be Thursday January 12, 2023 and Pegasus will try to secure the Eagles Nest as the venue**.** The board will meet in December to review the 2023 budget.

MEETING ADJOURNED AT 6:35 pm. Minutes submitted by JM