**Harbour Pointe HOA**

**Board Meeting: May 18, 2023**

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

Pegasus: Michael Dalton, Sharon Dalton

Maintenance: Mark Livingston

Owner Guests: Dan and Linda Engleman, Stan, Brian Collier

Minutes of the previous HOA Board meeting were approved.

**MAINTENANCE:**

Mark provided the maintenance update

Mark’s Maintenance is working to complete the pool deck and restroom refurbishment project.

The racoon issue in the walls of a building has been remediated.

The termite issue is to be assessed by the exterminator that addressed a similar issue in the past.

The tennis court refinishing has been completed and they are available for play.

One guest asked about the varying curbs along Harbour Pointe Dr. and considering a standardized style to include one that doesn’t inhibit drainage. Chip to evaluate.

**FINANCIALS**

Michael presented the HOA financial report as of April 30, 2023.

Highlights include: Reserve balance of $392,821. Operating account balance of $111,130. Year to date revenue of $223,016 and YTD expenses of $112,749 yielding net income of $110,267.

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 in April 2023.

Michael noted the key areas of spending and specifically the pool line item which was $38,638 and favorable to budget, and tree removal of $7,950.

**OLD BUSINESS:**

Pool work is progressing, but not as fast as had hoped. Chip will investigate LED lighting for the pool area.

Dead trees to be taken down.

Add a free throw line on the tennis court lines for basketball.

**NEW BUSINESS:**

Planning a pool pitch in for the grand reopening tentatively on 6/17

**WRAP UP:**

PSA update noting new companies signed up for property management and accounting. There will be a search for candidates for the open positions of Secretary and Treasurer on the Executive Committee.

Nothing noted.

**NEXT MEETING:**

The next HOA Board Meeting will be Thursday June 22, 2023.

The annual meeting is tentatively scheduled for Saturday July 15, 2023.

MEETING ADJOURNED AT 6:10 pm. Minutes submitted by JM.