**Harbour Pointe HOA**

**Board Meeting: June 22, 2023**

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

Pegasus: Michael Dalton, Sharon Dalton

Maintenance:

Owner Guests: Dan and Linda Engleman (unit #88),

Minutes of the previous HOA Board meeting were approved.

**MAINTENANCE:**

Mark’s Maintenance is working to complete the pool deck and restroom refurbishment project. The restroom is complete except for painting the door, and the decking project should be complete by the end of June. In addition, IN Pool & Spa needs to finish the scraping/painting/crack maintenance work to then fill the pool with water and get the inspection completed to open the pool. The current “pool open” timeline is likely the 1st – 2nd week in July.

**FINANCIALS**

Michael presented the HOA financial report as of May 31, 2023.

Highlights include: Reserve balance of $392,821. Operating account balance of $59,481. Year to date revenue of $244,350 and YTD expenses of $185,732 yielding net income of $58,617.

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 May 2023.

Michael noted the key areas of spending and specifically the pool line item which was $88,719 with $81K of it being the refurbishment project, and the tennis court refurbishment final payment of $9,600.

**OLD BUSINESS:**

Harbour Pointe Annual Meeting date is August 5th at 9am at the Harbour Pointe pool area.

**NEW BUSINESS:**

Homeowner guests (Unit #88) requested approval to use maintenance free decking material to replace their front and back deck. The back deck request had been approved via the architectural approval process and the front deck was discussed including that if the composite materials are approved, all outward facing areas still are required to have the HP standard materials used (like handrails, balusters, posts). Pegasus will also review the composite offerings for an “HP standard” color for such situations.

**WRAP UP:**

PSA update = nothing new as the meetings have reverted to being quarterly. The Nominating Committee is working through the search process for the open positions of Secretary and Treasurer on the Executive Committee.

One question regarding who/why are residents restricted to only 6 gate access stickers/hang-tag, especially given the owner pays for the extras beyond 2.

**NEXT MEETING:**

The next HOA Board Meeting will be Thursday July 20, 2023.

The annual meeting is scheduled for August 5, 2023.

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

**MEETING RECONVENED**:

The meeting was reconvened as a discussion ensued regarding the deck question for unit #88. A motion was made by Chip, seconded by Pat and approved for the composite decking request for the front deck too and for the HOA to cover the labor with the homeowner paying for the materials.