**HARBOUR POINTE HOA**

**BOARD MEETING**

**MAY 5TH, 2025**

**Board Members:** John Menne, Chip Slagle, Diane Casad, Mike Sorenson, Pat Pickett, Greg Wright (consultant)

**Pegasus Property:** Michael and Sharon

**Compass Reality and Maintenance:** Miranda Stone

**Owner Guests:** Norman Merlet, Jim Bottorff, Shawn and Laura Cantlon, Al Hohn, John Slaughter, Jeff Felfrich

**Committee Reports:** Landscape committee from Norman—Phase 1 is done and flowers are in.

**Approval of Minutes:** Approved

**Financial Update:** As of April 30th,2025--Total Reserve Account is $433,508.64—Total Operating Account of $113,858.49 for a Total Bank Balance of $547,367.13—Net Income YTD is $117,379.58 in the black.

**Old Business:** working on handrail that goes to the bottom of pool steps—have the handrail but not installed yet—still looking at quote for cleaning dolphin—Indiana Pool and Spa have a dolphin and we will determine if this is a better way to go—still a leak in the pump room and hope to keep water level up by adding water in pump room—this will be safer without a hose on the pool decking—flowers are out in the pool area by Regina at the cost of $650—Greg Wright is looking into a tennis court company in Lebanon and that is still a work in progress—Mike is looking at quote for building F and is still under advisement—keeping an eye on unit 8 garage to determine the best course of action—still an issue of unlevel deck for Jim Bottorff with need to get second quote and get it done ASAP.

Shawn and Laura Cantlon—want architectural approval for outdoor bar at 9407 S. Harbour Pointe Drive (M Lot)—siding and trim to be painted to match their home—no floor as existing concrete will be the floor—replacing current fence for protection from the golf course—bar will not be seen from Harbour Pointe Dr—no utilities such as electric or water will be used—seems to meet all M Lot bylaws—motion make and seconded and was approved by the HP HOA Board of Directors.

**New Business:** Chimney cap quote for building M is $18,000—waiting on inspection for final decision—maybe repair without replacing chimney cap—need now to compare with other chimney repairs—Diane, does HP own wall scaffolding—need to know where it is located or stored and Pegasus will inquire—did have 2 large round tables located under the pool canopy area—one is damaged and not useable—replacement cost is $150 to $300—given approval to go ahead for purchase of another round table for this area—start of summer social events such as game night, golf cart scavenger—will be checking on updated pickleball net and pickle ball players should put away the net after playing—discussion on tree trimming with City of Bloomington being an issue with us. Chip to check with our attorney for what we can do.

**Maintenance Update:**

Compass has completed 7 projects as of 5/15/2025

Repaired busted main water line to pool bathroom

Repaired failed shut-off valve and water line to toilet in pool bathroom

Replaced cracked sink faucet in pool bathroom

Secured drowned lattice, stopped water leak in units 2 and 8

Reattached downspout to drain extension on building J and cleared off storm drains twice.

Pest Control—J&R Nuisance to get out to units 28.45, and 24

Termites/Bugs—no active signs observed by pest control, units can be treated for $1,500

Leaks—unit 11 leak is caused by improper level of metal roofing—have one quote for repair on this—reported leaks at buildings D, E, H and L and not all have been inspected yet

Asphalt patch—one cold patch has been added to driveway and still issues being noted there—have a quote asphalt contractor for more work here

Road drain near 9376—clearing of 2 drains of debris

Misc carpenter repairs—rotted deck board replacement, soffit repair and siding under door frame

Staining—should begin mid to late June

Siding/Trim Replacements—no activity with this currently

Windows—Unit 16 windows to be installed in early August because of work load of Tommy D’s

Bird Holes—have a contractor looking at bulk repairs for this

Roofs and gutters—have been cleared of debris

Tree Trimming—tree needs to be trimmed away from buildings—on the agenda with Chip following up with City of Bloomington

**PSA Update:** Voting to take place soon for new PSA President and Treasurer. The PSA Board has not yet been informed as to what transpired at the Executive meeting resulting in the 2 immediate resignations

**Next HOA Meeting:** June 10th, 2025 at 5:30

**Adjournment:** 7:00 pm

**Minutes Submitted:** Pat Pickett