**HARBOUR POINTE HOA**

**BOARD MEETING APRIL 10TH, 2025**

**Board Members:** John Menne, Chip Slagle, Diane Casad, Mike Sorenson, Pat Pickett

**Pegasus Property:** Michael and Sharon

**Compass Reality and Maintenance:** Miranda Stone

**Owner Guests:** Joan Lawrence, Jean Rossock, Norman Merlet, JoEllen Rowe, Emily Wright, Jim Bottorff, Elda Sampson, Billie Moore

**Committee Reports:** Emily Wright—Landscape Committee provided a planting proposal to Pegasus to distribute to the board for consideration—front entry flower bed getting attention right now—still an issue with deer eating plants even with so called deer resistant plants—Chip provided information on phase 1 at the 4-way stop, which is the northwest corner—cost of $2,500 to remove current blocks there and redesign area with more grass, flowers and mulch—Chip proposed a motion to start that project now and there was a second to the motion by Pat—motion was discussed and motion passed—it was discussed that current HP owners might help with removing the block and may take some for their own use if desired but a short timeframe to do this.

**Approval of Minutes:** Approved

**Maintenance Update:** Miranda has done a walk through on work orders and added things she determined needed attention—will introduce Town Square software to HOA board so we can see all maintenance updates—lengthy discussion on update to the document for who is responsible, owners or HOA, when it comes to maintaining and updates to buildings and property—will be getting legal advice and hope to have this finalized by next board meeting.

**Financial Update:** as of March 31,2025—total reserve account is $433,509—total bank balance is $513,429—net income YTD is $83,441—new category added by Michael on expense breakdown page is “Maintenance Management”.

**Old Business:** Chip—pool is ready to open—our current cleaning dolphin is not working and the cost of replacement is $1,400—Chip will look into details to determine if this is most updated model and if it is cordless—pine trees with the pine beetles has been treated—tree down near unit #19 and not sure if that has been taken care of yet—Diane, along with Miranda will get together with Pegasus to update what work orders have been completed and what has not—the interior repair work on building J is still pending.

**New Business:** Garage foundation, crawlspace and settling problems at unit 8—has been worked on in the past and is currently in need of major fixing and repair, Acculevel Repair Services submitted a quote of $52,000 to $56,000—will look for second estimate. Diane, broken water pipe at pool restroom with major water leak—will check with water company to see if they might adjust our water bill because of the leak—Diane and Dan to meet with Indiana Pools to determine the best way to maintain pool water levels above the skimmers—Mike will be looking into potholes in the single-family home area. Board agreed to sponsor a golf hole for the Eagle Pointe Foundation Golf Outing at the cost of $125.

**Next HOA Meeting:** May 15th, 2025 at 5:30pm

**Meeting Adjourned:** 6:44pm

**Minutes Submitted:** Pat Pickett