

**HARBOUR POINTE HOA**  
**BOARD MEETING DECEMBER 17, 2025**

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

**Pegasus Property:** Michael and Sharon

**Owner Guests:** None

**Maintenance Report:** Suzanne, Focus Management—unit 25 final repairs completed today—details was provided on roofs, gutters, and deck metal “awnings” with pictures of the issues included—gutters seem to be the major issue that is causing the other problems on our buildings—have made some temporary corrections but these are bandage corrections only--Focus has 13 maintenance requests open and in process at this time—over 160 requests completed in 2025.

Suggestion of a Spring evaluation of repairs with maybe an A, B or C rating to determine which repairs might take priority—this would include roads, buildings and grounds with the goal being to create a plan with a sequence approach to the work.

Have a pool contract that would lock in pricing for 3 years with a motion and a second to accept this—motion passed.

**Financial Update:** As of November 30, 2025—Total Reserve Account is \$422,509—Total Bank Balance is \$423,487—Net Income (or loss) is (\$14,546)—the myriad of critical repairs has caused the HOA to dip into the reserve funds.

2026 Budget—Discussion on three versions for 2026—Version 1 with a 5% increase in dues, Version 2 with a 8% increase in dues, Version 3 with a 10% increase in dues—Michael provided some detailed Pointe dues comparisons for us to consider reflecting HP dues/sq ft are well below many of the other villages at the Pointe--a motion was made with a second for 3% cost of living increase to all

homeowners plus an additional 5% increase on multi-family units—in conjunction with condo building needs--motion was passed with all board members voting for approval.

**Old Business:** Lot of issues has come up with All Swept Up Chimney Services—did visual inspection for \$99 without any camera inspection for this—resulting in a conservative approach to the recommended repairs from All Swept Up-- recommended camera inspection for everyone at an additional cost—Chimney King is another option for our residents.

Unit 3 repairs are complete at the cost of \$13,085—unit owner had agreed to share this expense with the HOA and the amount to be determined with the owner—Michael will reach out to him for further details on the amount.

**New Business:** None

**PSA Update:** Meeting tonight to maybe change some by-laws—looking at scaling back days and hours for the restaurant during the winter and other improvements with the new Food and Beverage manager such as more menu options.

**Next Meeting:** February 26<sup>th</sup>, 2026

**Meeting Adjourned:** 7:30 pm

**Minutes Submitted:** Pat Pickett