

April 4th, 2026: An online motion was made with a second and board approval for water damage repair on unit 46 by Chase Construction for \$9,097.

HARBOUR POINTE HOA

BOARD MEETING

APRIL 30TH, 2026

Board Members: John Menne, Chip Slagle, Pat Pickett (Mike Sorenson, Diane Casad, zoom attendees)

Pegasus: Michael and Sharon

Owner Guests: Unit 64, 9402 Harbour Pointe Dr, 9409 Harbour Pointe Dr, 9411 Harbour Pointe Dr.

Minutes: Approved as written

Maintenance Update: Gutter cleaning for 17 buildings along with garages would be \$10,200—to install permanent hooks and anchors would be 64 anchors at \$150 each to total \$9,600—replacing gutters and downspouts would be \$16 per linear foot—probably need long term approach for this and was put on hold for further discussion with Suzanne—unit 39 has repair cost of \$800/\$900 with Wise Construction for wood framing and sub-floor repair and was put on hold till further discussion with Suzanna—building J, unit 42 repair is on hold and may do email approval soon—Bloomington Seal Coat quote for \$18,000 for coating and patch work—this will be addressed at the next HOA meeting.

Financial Update: As of March 31th, 2026—Total Reserve Account is \$403,332—Total Bank Balance is \$437,486—Net income is \$14,391—T bills matured and was rolled over—Delinquencies are down as of March 31th.

Old Business: Pool is getting patch work done and will not be painted this year—Pool will open May 15th if ready and inspection is OK—should be open by Memorial weekend at the latest.

New Business: Pegasus is working on electronic payment for HOA dues—Unit 11 is a pending sale and has water issues and waiting for response from owner and/or real estate company.

PSA Update: Recent annual PSA meeting still money issues with restaurant and golf and are looking at ways to cut losses—have issues with new pizza oven.

Guest Questions and Statements: How will the board handle Diane leaving the HOA board—the board will appoint someone to fill out her term.

May we get more mulch in certain areas after the spring rains—this will be looked into.

Thanks for removing the debris around the smaller trash container unit

Next Meetings: June 4th and July 9th starting at 5:30pm

Adjournment: 6:24pm

Minutes Submitted: Pat Pickett