

June 21th, 2026: An online motion was made with a second and board approval for Chase Construction for upper deck repair on Unit 47 using trex deck boards and the vinyl handrail option.

HARBOUR POINTE HOA

BOARD MEETING

JULY 9, 2026

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

Pegasus Property: Michael

Focus Property: Suzanne O'Connell

Owner Guest: David Tocco, unit 82

Minutes: Approved as written

Maintenance Update: Suzanne—updates as of 7-9-26—40% of condo front gutters and garage gutters cleaned out by 3 Dimensional Guttering and crews should be onsite next week—Building L roof replacement cost is \$14,653 by PHNX without skylight replacement which is approximately \$2,952 each for replacement to be discussed with owners—Deck staining color is “Spicewood” by Sherman Williams Super Deck—JWD and Dakota at unit 45 for upper deck—unit 47 replacement is about 2 weeks out for start—building A estimate for planning for full siding replacement by Koontz is \$145,000—all storm drains were cleaned off last week—units 34 and 65 moved up on schedule for replacement of bent support posts between balconies—unit 52 has request in for deck replacement and need to determine if owner will pay for the trex boards and HOA for the install—Regina is working on the painting of garage doors.

Motion with a second and board approval for building L to do the roof replacement at \$14,653 by PHNX.

Diane—an issue with the GFCI replacement in unit 10 was going to be replaced by owner but the location of the electrical box was undetermined—an electrician did the replacement with a charge of \$263 to the owner—need to determine if this cost should be split with HOA.

Mike—concern about concrete work going down to the boat docks—who has been used in the past for this work?

Owner—unit 82 deck to entry has rotted—chimney chase has woodpecker holes—a piece of roof flashing has fallen off and is on the ground.

Financial Update: As of June 30, all is under budget and looking good—Total Reserve Account is \$403,332—Total Operating Account is \$118,081 with Total Bank Balance of \$521,413—YTD net income is \$98,319.

Online payment options for HOA dues are still in process and working with ONB bank.

Old Business: low road enhancement is in process with Abel's Nursery doing some work.

Mike—power washing and painting quoted for buildings A and B was between \$40,000 and \$47,000—will probably average around \$43,000 for each building going forward.

Diane—purchased table and chairs for pool but not delivered yet.

New Business: Michael—new Indiana HOA Laws as of July 1, 2026—law introduces \$50 cap on assessment statements—open board meetings must provide at least 4 days advance notice and include the agenda.

Pat—Bradford Pear trees and breaking limbs are a safety hazard and needs attention—Chip will have these looked at and evaluated.

Mike—getting quote for mowing along fire trail.

Diane—has been working with pool companies, Reno Systems, American Clean & Seal and Perfect Pool Liners for painting and/or installing a pool liner—HOA board will look at all the options and determine what is best for long term use and cost efficiency.

PSA Update: leaks in the pool and the fountain at the entry to the clubhouse have been found and fixed—PSA has signed a 3-year extension with Kemper for golf and restaurant—PSA looking at getting a \$300,000 line of credit—also dealing with the new HOA laws.

Next Meeting: August 27th

Adjournment: 7:30

Minutes submitted: Pat Pickett