

August 25, 2026: A motion with a second and board approval for Al Hohn to fill the HOA board seat vacated by Diane Casad.

Harbour Pointe HOA
Board Meeting
August 27, 2026

Board Members: John Menne, Chip Slagle, Mike Sorenson, Al Hohn, Pat Pickett

Pegasus Property: Michael and Sharon

Focus Property: Suzanne

Owner Guests: Joan Lawrence, Jean Rossock, Diane Casad

Minutes: Approved as written

Maintenance Update: Suzanne—power washing, rotten board replacement, and staining is taking place throughout various condo buildings —residents should be notified as this is being done at their building—building L has 3 quotes for roofing and flashing with a motion and a second with board approval for Carlos General Services to do the work at \$18.1K—3 quotes for gutter repairs and leaf guards with all in the \$23K range for each of the condo building, the garage, the condo building leaf guards—a motion with a second and board approval for gutter work and gutter guards for the condo buildings (\$46K)--might consider the garages at a later date and a onetime special assessment for the entire project to get this the additional work done.

Mike—Chase has not finished some of the work on decks yet and need to return to do so—current issue with manhole and the cover with replacement for both about \$5,500—a motion with a second and board approval for R.H. Marlin to do this replacement with money coming from the road fund, and Mike disclosed his affiliation with the contractor with the board agreeing they are experts in this area and need to get this done right as it was repaired just a few years ago by a maintenance crew and hasn't held up—areas of concrete repair will be evaluated by Mike, Chip and Al to then be done this Fall.

Chip—Grayson couldn't repair woodpecker holes on Building D because the deck is not safe for scaffolding as the walkway is pulling away from the building which maintenance will address to secure the walkway.

Michael—Shawn Cantlon left a list of issues for the HP board to address which the board will review the list and discuss at the next HP board meeting.

Pool Update: Diane—something must be done to the bottom of the pool and have quotes for pool liners and repainting—quote for the pool liner is \$37,000 and 2 quotes for painting the pool bottom at \$18,000 and \$24,000—if painted all the old paint must be removed—another option is Ecofinish at cost of \$48,000—pool to be closed on September 15th.

Financial Update: As of August 26, 2026 the Total Reserve Account is \$403,332—Total Bank Balance is \$540,219—Total Income YTD is \$411,433—Total Expense YTD is \$294,309 so a Net Income (or loss) is \$117,125 with several significant \$\$ projects in flight —Delinquency Report handed out by Michael with only one that needs attention now.

Old Business: John will be working with ONB to get Zelle set up for HOA dues payment—Michael provided some dues comparisons within Eagle Pointe showing HP to be on the lower end of \$/sq ft.

Chip—Andy has done some tree trimming on the lake side of the condos with more trimming needing to be done in this area but access for equipment around the back of some buildings presents a problem—Bradford Pears trees have been taken out as they were a danger to the safety of our residents with their limbs braking off—hope to get some trees replanted this Fall where the Bradford Pears were taken down with an estimate of \$3,000 to \$6,000 and perhaps a few elsewhere too—

Lester has a verbal agreement to provide snow removal service for the coming winter—

Mike—estate home dumpster building roof need to be addressed with Carlos doing the work in conjunction with Bldg L roof work.

New Business: Michael--new HOA laws for Indiana as of July 1, 2026 was discussed and we are in compliance with them.

Ava's trash special charges due to residents dumping oversized objects, paint, oils and other non-compliant items in/around the dumpsters

PSA Update: Treasurer had resigned—questions about the tax forms being used for the past several annual filings being resolved.

Next Meetings: HOA meeting on September 24 th at 5:30pm—Annual HP HOA meeting is October 31th at 9:30am

Adjournment: 7:30pm

Minutes submitted: Pat Pickett