**Harbour Pointe HOA**

**Board Meeting: January 12, 2023**

Present: Randy Nahvi, Pat Picket, Al Hohn, Greg Wright

Pegasus: Michael Dalton, Sharon Dalton

Maintenance: Mark Livingston

Owner Guests: Bonnie Lyon

Minutes of the November HOA Board meeting were approved.

**MAINTENANCE:**

Mark provided the maintenance update

Mark will quote on refurbishing the pool restroom. This will occur after the board has a walk-around review of the entire pool area and restrooms to come up with an overall pool area plan that fits into the budget.

**FINANCIALS**

Michael presented the HOA financial report as of December 31, 2022.

Highlights include: Reserve balance of $372,761. Operating account balance of $21,081. Year to date revenue of $506,964 and YTD expenses of $474,424 (impacted by the $90K foundation repair in January) yielding net income of $32,540.

Details prepared by Michael were provided which included the Statement of Accounts and Income, Statement of Income and Expenses, Expenses by Category, the Delinquency Report and the Checkbook Ledger showing every check issued in November and December 2022.

Michael noted the key areas of spending and specifically the buildings line item which was $10,223 over budget for the year.

**OLD BUSINESS:**

N/A

**NEW BUSINESS:**

The 2023 budget was reviewed and approved.

**WRAP UP:**

Nothing noted.

**NEXT MEETING:**

The next HOA Board Meeting will be Thursday February 23, 2023.

MEETING ADJOURNED AT 6:30 pm. Minutes submitted by JM (from SD’s notes).