**Harbour Pointe HOA**

**Board Meeting: February 23, 2023**

Present: Randy Nahvi, Pat Picket, Chip Slagle, John Menne, Al Hohn, Greg Wright

Pegasus: Michael Dalton, Sharon Dalton

Maintenance: Mark Livingston

Owner Guests: Brian Collier, Tom Richardson,

Minutes of the January HOA Board meeting were approved.

**MAINTENANCE:**

Mark provided the maintenance updatethat included replacing a window for HP44. Mark will also ensure the vent is fixed for HP25.

A discussion ensued regarding the pool area. Refurbishing the pool restroom is one item the board is seeking to have completed. In addition, the group discussed replacing the decking before the pool season begins with either a maintenance free material (such as Trex) or concrete, and doing this possibly in sections. The next steps include pulling a few existing deck boards to determine the condition of the supporting structure. In addition, the board will seek at least two quotes on the work and plan to have those in hand to discuss at the March 2023 board meeting.

Mark will provide one of the quotes by revisiting his notes on refurbishing the pool restroom and other pool area refurbishments as a result of input from several board members with the goal of having a complete, costed quote for the work.

**FINANCIALS**

Michael presented the HOA financial report as of January 31, 2023.

Highlights include: Reserve balance of $392,792. Operating account balance of $74,222. Year to date revenue of $83,179 and YTD expenses of $12,136 yielding net income of $71,042.

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 January 2023.

Michael noted the key areas of spending and specifically the buildings line item.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**WRAP UP:**

Nothing noted.

**NEXT MEETING:**

The next HOA Board Meeting will be Thursday March 16, 2023.

MEETING ADJOURNED AT 6:35 pm. Minutes submitted by JM.