**Harbour Pointe HOA Annual Meeting - August 12, 2023 - 9:30am**

**Board Members Present**: Randy Nahvi (RN), Pat Pickett (PP), Chip Slagle (CS), Al Hohn (AH), John Menne (JM), and advisor Greg Wright (GW)

**Attending from Pegasus Properties**: Sharon Dalton (SD), Michael Dalton (MD)

A packet of: the meeting agenda, minutes of the 2022 meeting, 2022 Financials and check ledger, YTD financials and check ledger through July 31, 2023, an updated homeowner directory, an architectural control request form, a map of the property, a comment sheet, and a ballot to elect a member to the board were handed out to all homeowners as they arrived. In addition, all homeowners in attendance signed-in on the meeting log.

Meeting Called to Order at 9:30am: Introduction of Board Members, welcome all homeowners, and introduction of all homeowners

RN reminded everyone that the annual meeting was for the overall community updates and not individual issues which are best brought to the monthly HOA BOD meetings.

RN provided a high level assessment of the financial health of the Harbour Pointe HOA saying it’s in good financial condition noting the HOA started 2023 with a cash balance of $395K. RN reiterated the board’s goal of having one year’s worth of expenses (approx. $500K) in reserve.

A motion was made to accept the 2022 Annual HOA Meeting Minutes (previously mailed out to all residents) and in the meeting handout– motion passed without objection.

**POOL AREA PROJECT UPDATE:**

RN and AH gave an update on the Pool refurbishment project. The project started out as an update to restroom and replace the decking with maintenance free composite deck boards. As the project got underway many other issues surfaced such as the handrails not being the necessary height to comply with building code, wiring run under the deck boards was exposed, not in conduit and showed evidence of rodent damage, and the structure over the pool equipment and housing the restrooms being in disrepair to note a few of the unforeseen issues. The project cost $150K plus new furniture for another $20K. RN noted that no glass is allowed in the pool area.

**TENNIS COURT RESURFACE PROJECT UPDATE:**

GW provided an update on the completed tennis court resurfacing project which was done in 2 phases with one being in the Fall of 2022 and then completion in early 2023. GW noted that there will be some type of sign-up sheet posted and until then that common tennis courtesy of 1 hour per match should be honored.

Homeowner – noted the gate needs to be kept closed as a deer was recently on the court.

**FINANCIAL REPORT:**

MD explained the financial information contained in everyone’s packet including the 2022 financials and the YTD July 31, 2023 financials. For the 2022 financials, MD noted the ending reserve balance being $373K, the 2022 income of $507K and expenses of $474K yielding net income of $33K (in the black). MD noted the 2022 expense spend was listed by category in everyone’s packet along with a ledger of every check written in 2022. MD also noted two large expense line items for 2022 which were plant and lawn care of $70K and building maintenance of $250K. MD also discussed the YTD July 31,2023 financials with a bank balance of $437K, YTD income of $351K and expense of $311K resulting in net income of $40K through July 2023. MD referenced that $178K had been spent on the pool thus far in 2023 (which includes the weekly pool management).

A motion was made to accept the 2022 financial statements as presented (previously mailed out to all residents) and provided in the meeting handout – motion passed without objection.

Homeowner – suggestion to consider moving some of the cash balance to a second bank to fall within the FDIC insurance window of $250K.

Homeowner – What is the plan for dues increases to achieve the goal of one year’s expenses in reserves and will the special assessment stay in place. RN said the special assessment will remain and that the dues are assessed near year-end when the annual budget is prepared.

**LAWN CARE AND PLANTINGS:**

CS - The single family homes were mulched first this year and we plan to have old mulch pulled off some of the beds before putting down fresh mulch next time around.

CS - Tree trimming is on the agenda as there are many that need attention.

CS - Mickey continues to struggle with retaining labor, and CS mentioned the BOD is open to considering other suggested contractors for this work if anyone has recommendations as sourcing an alternate has been difficult.

Homeowner- some single family houses didn’t get mulched and others got mulched twice.

Homeowner- no mulch on the “low road” condos and there seems to be a lack of grounds maintenance in that area.

Homeowner-Several railroad ties along the roadway are in need of repair/replacement

**MAINTENANCE PROJECTS:**

PP - The maintenance projects in 2023 have been delayed as the crew has been devoted to the pool project 7 days a week. As the maintenance project backlog begins to be addressed, the priorities will be based on safety issues first.

Homeowner – noted some of Mark’s Maintenance crew are good hard workers and others not so much and asked what HP HOA paid per hour to which RN said about $40/hr and added that the BOD is always open to other recommended contractors.

**PSA UPDATE:**

JM. The new gates are operational and everyone received 2 stickers for access, and can buy additional.

JM. The PSA Board voted in a new Secretary and new Treasurer to replace two resignations.

JM. The strategic “Eagle Vision” plan will be concluding at the end of this year with the remaining work primarily being bocce ball courts. Also noted the free social membership during the Vision Project will expire at the end of this year as well.

JM. The June YTD financials show income for the food and beverage business of $30K, a loss for the golf operations of $150K, and the PSA HOA being favorable to budget by $16K with a $340K net income. The golf situation is principally related to revenue being soft and additional actions are in motion to drive more rounds of golf.

JM.. The PSA has launched its own owned website to replace the previous privately owned website, and the new one is *eaglepointepsa.com*.

Homeowner: Can a recap of the PSA activities be sent to the community regularly? It was noted the minutes of the PSA BOD meetings are posted on the PSA website and recaps are noted in the monthly HP HOA BOD meetings.

**OTHER:**

Election of one open board seat. An election was run with two residents running for the open position. Pat Pickett was reelected with 47 votes vs. 16 for the other party.

Homeowner. Can the BOD post notice of monthly board meetings earlier and specifically send out an e-mail a week in advance. Pegasus to handle.

**WRAP-UP**

RN: thanks for coming to the meeting --- reminded everyone to attend the monthly BOD meetings which is the forum for specific issues. Adjourned 10:50am