**Harbour Pointe HOA**

**Board Meeting: January 18, 2024**

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

Pegasus: Michael Dalton, Sharon Dalton

Maintenance: Not present

Owner Guests: Jean Rossock (9402), Joan Lawrence, Jim Bottorff,

Minutes of the previous HOA Board meeting (November 2023) were approved.

**GUEST COMMENTS:**

Maintenance work for a unit in Bldg D has caused drywall damage to another unit in that Bldg and the decks are leaning in toward the building causing water damage -CS will review.

**COMMITTEE REPORTS:**

None.

The Landscape Committee requested that the BOD consider issuing a policy prohibiting people from leaving items in HP common grounds areas (e.g. the gnomes that were near the 4 way stop) - the BOD declined to go down the path of such a policy.

**MAINTENANCE:**

4 projects:

Road repair at the 4 way stop sign and then down toward the cul-de-sac – concrete work $37K -approved to proceed

Fire escape repair on M Bldg which also requires repair of the fire trail leading down behind the building in order to gain access to do the work - $35K – approved to proceed

Previously approved repair projects are now on the contractors’ docket: Unit #27, Unit #55, and Unit #31 for a total of $30K

Pavers or soft concrete curb on all corners of the 4 way stop intersection – quoted at $7K for pavers and $17K for concrete – tabled this request for now and will revisit the idea in Spring

**FINANCIALS**

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

Highlights include: Reserve balance of $418,766. Operating account balance of $9,842. Year to date revenue of $481,584 and YTD expenses of $450,238 yielding net income of $31,346.

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 2023. Michael noted that $25,000 excess cash for 2023 was transferred to the reserve account. Pegasus to pursue collections on delinquent dues not resolved by the title company at closing on unit #62.

**OLD BUSINESS:**

Noted above in the Maintenance section.

**NEW BUSINESS:**

None

**NEXT MEETING:**

The next HOA Board Meeting will be February 22nd.

MEETING ADJOURNED AT 6:05 pm.

Minutes submitted by JM.