**Harbour Pointe HOA**

**Board Meeting: March 21, 2024**

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

Pegasus: Michael Dalton, Sharon Dalton

Maintenance: Not present

Owner Guests: Joan Lawrence, Katie and Mickey O’Conner (Unit 15), Lisa Sorenson

Minutes of the previous HOA Board meeting (February 2024) were approved.

**GUEST COMMENTS:**

The O’Conners requested maintenance to their rotten deck boards from a 2021 request.

**COMMITTEE REPORTS:**

The Landscape Committee update provided by Lisa noted that Abell will replace plants that didn’t survive the winter, and Abell has provided a quote for spring planting for $1,290 that was approved. Lisa also requested that the BOD set a higher expectation with the grass cutting provider for 2024.

**MAINTENANCE:**

No update.

**FINANCIALS**

Michael presented the HOA financial report as of February 29, 2024.

Highlights include: Reserve balance of $418,766. Operating account balance of $104.009. Year to date revenue of $138,732 and YTD expenses of $44,565 yielding net income of $94,166. Michael reminded everyone that the spending months have not yet begun which is why the operating account has a large balance.

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 February 2024. Pegasus has contacted a new attorney regarding pursuing the large, delinquent dues from unit #62 but we were cautioned that the cost to get judgement may exceed the amount due. Michael noted that building structure and plumbing were the highest spend categories.

**OLD BUSINESS:**

Speed humps for S. Harbour Pointe Dr.. -- Some residents are not in favor of the current speed bumps as they are too rigid, so we have secured a bid to replace them with softer blacktop speed humps for a cost of $3,860. The group discussed the pros and cons of the new approach, the original objective and varied solutions. The topic has been tabled until the next meeting as Randy will talk to the speed hump company to clarify details.

**NEW BUSINESS:**

Landscaping – CS has received a few quotes for the 2024 work ranging from $50K to $100K+. The group discussed the desired improvements in mowing specifically. CS to discuss with the incumbent as well as a second provider (who was at a reasonable price point) to explore options including splitting the business, walk behind mowing, etc.

Decks – RN noted we have significant maintenance that’s needed with decks that is beyond the HOA’s ability to fund and the BOD will need to discuss and consider options looking forward.

**NEXT MEETING:**

The next HOA Board Meeting will be April 11.

MEETING ADJOURNED AT 6:25 pm.

Minutes submitted by JM.