**Harbour Pointe HOA**

**Board Meeting: July 20, 2023**

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

Pegasus: Michael Dalton

Maintenance:

Owner Guests: Marty Nutter (unit 55),

Minutes of the previous HOA Board meeting were approved.

**MAINTENANCE:**

Mark’s Maintenance is working to complete a few remaining tasks related to the pool, deck and restroom refurbishment project to include the entrance area and adding a handrail.

**FINANCIALS**

Michael presented the HOA financial report as of June 30, 2023.

Highlights include: Reserve balance of $392,821. Operating account balance of $42,299. Year to date revenue of $274,697 and YTD expenses of $233,261 yielding net income of $41,436.

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 June 2023.

Michael noted the key areas of spending and specifically the pool line item which was $114,263 through the end of June vs. a pool budget of $76K. Michael also provided a sub-schedule for total pool refurbishment expenses through July 20th which totaled $125,510 and reflected improvements above and beyond the original plan such as new furniture, raising the handrails to comply with new standards as examples.

**OLD BUSINESS:**

Harbour Pointe Annual Meeting date is confirmed to be August 12th at 9am at the Harbour Pointe pool area.

**NEW BUSINESS:**

Homeowner guests (Unit #55) requested the HOA review recent Kevin Potter and Acculevel reviews related to prior work on a beam replacement in their building and also review a garage floor.

The board agreed to add additional furniture to the pool; some tables now and revisit any further furniture needs next year.

**WRAP UP:**

PSA update = nothing new as the meetings have reverted to being quarterly. The HOA’s contractor security code for contractors’ use has been rescinded by the PSA security group due to perceived abuse, and going forward the HOA management companies will be the only people to receive such code.

**NEXT MEETING:**

The next HOA Board Meeting will be September 14th.

The annual meeting is scheduled for August 12, 2023 at 9am at the HP pool.

MEETING ADJOURNED AT 6:45 pm. Minutes submitted by JM.