**Harbour Pointe HOA**

**Board Meeting: September 14, 2023**

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

Pegasus: Michael Dalton, Sharon Dalton

Maintenance:

Owner Guests: Jean Rossock (9402), Joan Lawrence (9411), Vera Hoefer (9392), Lawrence Higashi (Unit 1), Norm Merlet (Unit 2), Lisa Roberts (Unit 49), Marty Nutter (unit 55), Brenda Nahvi (Unit 25), Emily Wright (9444), Billy Moore (Unit 64), Jo Ellen Rowe (Unit 70), Simpson (Unit 74), Vic Schulz (Unit 66),

Minutes of the previous HOA Board meeting were approved.

**GUEST COMMENTS:**

Vic Schulz inquired about repairs to the fire escape stairs pulling away on the back of Bldg L which a contractor is engaged and will attempt to pull them back into position.

Some decks had been powerwashed and painted by one resident in Bldg M – suggested HOA reimburse the party

Handicap access to the pool was discussed and there is not a simple way to accomplish it, but the need is acknowledged and under consideration

Can homeowners paint their own decks if the paint complies with the HP standard and yes, several homeowners have done this who want painted more frequently than the recurring maintenance plan allows.

Norm Merlet inquired about the Kevin Potter’s engineering report status regarding a Bldg F foundation issue

Billy noted a light on Bldg L is bright and intrusive, and whether it can be a lower wattage or otherwise reduced in brightness

Bldg E night lights have been off on the garage and building, and Lawrence reported this previously

2 trees have fallen behind Bldg E on a collapsed wall by the sanitation sewer between the building and the lake

Lisa and Emily have a volunteer group to help with gardening and will coordinate with Chip

A suggestion was made to simplify the presentation of the quarterly invoices (noted to be confusing to read)

**MAINTENANCE:**

**FINANCIALS**

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

Highlights include: Reserve balance of $392,851. Operating account balance of $39,331. Year to date revenue of $363,935 and YTD expenses of $329,014 yielding net income of $34,920.

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 August 2023.

Michael noted there was a check written to a party in NY which was a refund of a payment intended for a Harbour Pointe entity elsewhere in the country and came to us by mistake.

**OLD BUSINESS:**

The cedar siding on Bldg F is rotten and needs to be replaced – the board will review the situation (and noted that the weight of fiberboard siding is too much for some buildings to handle and not necessarily a solution)

The board approved having the dead tree at the mailboxes removed

Unit #55 discussion occurred at the end of the meeting and 1) the HOA had Acculevel repair the garage foundation in accordance with the recommendation, and 2) the HOA reviewed Kevin Potter’s assessment of the building and floor situation in light of the beam work ( C channels that were installed) previously, and the HOA will have the subfloor work done in a similar manner to what the HOA did in Unit 31 in 2016

**NEW BUSINESS:**

Groundskeeping – looking for additional help as the landscaper cannot find and keep people

**NEXT MEETING:**

The next HOA Board Meeting will be October 19th.

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