**Harbour Pointe HOA**

**Board Meeting: October 19, 2023**

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

Pegasus: Michael Dalton

Maintenance:

Owner Guests: Jean Rossock (9402), Joan Lawrence (9411), Emily Wright (9444), Jo Ellen Rowe (Unit 70), Elda Simpson (Unit 74), Dan and Linda Engleman (Unit 88)

Minutes of the previous HOA Board meeting were approved.

**GUEST COMMENTS:**

Gutter being clogged led to a leak for Unit #88 and noted this as a maintenance item to be aware of through the community.

One homeowner requested to review select expenditures for the past year which is allowed but requires planning for Pegasus to prepare. In these instances, the homeowner pays Pegasus directly for their time in this regard.

**MAINTENANCE:**

Pegasus is awaiting bids for foundation work on Building F. One estimate is approx. $20K.

Randy will ask maintenance to leave the lights on at night in the pool area during the winter.

**FINANCIALS**

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

Highlights include: Reserve balance of $392,866. Operating account balance of $49,373. Year to date revenue of $398,790 and YTD expenses of $353,814 yielding net income of $44,977.

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 September 2023.

Michael noted that the building repair category had the largest spend for the month.

Randy reiterated the board’s goal to maintain one year’s worth of expenses in reserve as there are many potential maintenance items with the buildings that could easily erode the reserve such as roof replacements as an example.

**OLD BUSINESS:**

The contractor hired to repair the fire escape on building L has not been able to start yet.

Groundskeeping – Some members of the community have pitched-in to further the landscape and maintenance of the village, and the board continues to look for additional help as the current landscape company cannot find and keep people to accommodate expectations.

**NEW BUSINESS:**

Emily Wright presented a proposal to formally recognize a Landscaping Committee as a subcommittee of the board comprised of 5 residents who are working, in conjunction with Chip, to improve HP’s landscape – motion made and approved to recognize this sub committee.

**NEXT MEETING:**

The next HOA Board Meeting will be November 16th.

MEETING ADJOURNED AT 6:45 pm.

Minutes submitted by JM.