**Harbour Pointe HOA**

**Board Meeting: November 16, 2023**

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

Pegasus: Michael Dalton, Sharon Dalton

Maintenance:

Owner Guests: Jean Rossock (9402), Emily Wright (9444), Lawrence Higashi (Unit 1), Elda Simpson (Unit 74)

Minutes of the previous HOA Board meeting were approved.

**GUEST COMMENTS:**

Landscape Committee report was given by Emily Wright. The group has broken their project vision into 3 stages which were outlined and presented to the board. The committee also gained bids for the work which were presented and a request for consideration and approval of Stage 1 which totals approximately $12K. The board will discuss further and provide feedback to the committee over the next couple weeks.

**MAINTENANCE:**

Projects awaiting work to start include Bldg F foundation work and structural work for Unit 55.

Pegasus has requests out to several companies for bids on various maintenance projects which has been difficult to get the contractors interested and then to submit bids.

**FINANCIALS**

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

Highlights include: Reserve balance of $392,866. Operating account balance of $79,049. Year to date revenue of $465,928 and YTD expenses of $391,276 yielding net income of $74,652.

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 October 2023.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Adding signs at each multi unit drive designating which units are at that drive.

Chimney sweep discussion about how to handle the bi-annual inspections given there are no longer keys at the guardshack for the inspectors to gain access to do the inspections. Pegasus will provide direction with their winter newsletter that goes to the community.

**NEXT MEETING:**

The next HOA Board Meeting will be January 18th. (No meeting in the month of December.)

MEETING ADJOURNED AT 6:30 pm.

Minutes submitted by JM.