

HARBOUR POINTE HOMEOWNERS ASSOCIATION

BOARD MEETING

DECEMBER 12, 2024

AGENDA

- ♦ Guests
- ♦ Committee Reports
- ♦ Approval of Minutes
- ♦ Financial Update
- ♦ Contracts
 - Roofing
 - Pool
 - Lawncare
- ♦ 2025 Budget
- ♦ Old Business
- ♦ New Business
- ♦ PSA Update
- ♦ Next Meeting
- ♦ Adjournment

	MON	TUE	WED	THUR	FRI	SAT	SUN
Dec / Jan	30	31	1	2	3	4	5
January	PR	7	8	9	10	11	12
January	13	WF	BP	16	17	18	19
January	20	21	WE	23	24	25	26
Jan - Feb	27	28	29	30	31	1	2
February	3	4	5	6	7	8	9
February	10	WF	12	13	14	15	16
February	17	18	WE	20	21	22	23
Feb / Mar	24	25	26	27	28	1	2

Harbour Pointe HOA

Board Meeting: October 24, 2024

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

Pegasus: Michael Dalton, Sharon Dalton

Maintenance: Not present

Owner Guests: N/A

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

GUEST COMMENTS:

No guests were present

COMMITTEE REPORTS:

No Committee reports - members were not present.

MAINTENANCE:

The board discussed the roof situation and water leak in Unit 47 (Bldg P) with quotes of \$12K to replace the roof above that unit as well as \$60K to replace the roof on the entire building and garage. Given the existing shingles are no longer available to match the rest of the roof aesthetically, and the age of the roof, the board approved replacing the entire roof on Building P as well as all flashing, but not the related garage. RN was to talk to both roofing companies to further negotiate their bids, and go with Stiles Roofing if they would do the work for less than \$50K.

FINANCIALS

Michael presented the HOA financial report as of September 30, 2024.

Highlights include: Reserve balance of \$423,608. Operating account balance of \$3,443. Year to date revenue of \$406,977 and YTD expenses of \$411,632 for a net income (loss) of (\$4,655).

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 2024.

Michael noted the last payment for the asphalt work of ~\$20K and tree work of ~\$4K were paid in October and thus not reflected in the financials being presented.

HARBOUR POINTE HOMEOWNERS ASSOCIATION
CURRENT PROJECTS - 12/12/24

MOST RECENTLY COMPLETED PROJECTS

- Bld C - lights staying on
- HP026 (Bld G) - four windows installed
- Bld D - light sensor not working
- HP076 (Bld M) - starlings going into vents
- HP022 (Bld H) - deck header & sill plate replaced (deck work)
- HP024 (Bld H) - Two windows replaced
- HP016 (Bld G) - raccoon tore up attic space
- HP040 (Bld J) - deck collects water & tilts toward condo
- HP049 (Bld P) - bathroom floor leveled
- Bld A - tree broke in storm, leaning on Bld
- HP001 (Bld E) - chase boards coming loose
- sliders very hard to open, getting worse
- HP060 (Bld K) - raccoons
- HP034 (Bld I) - rotten siding with animal holes
- HP055 (Bld P) - some rotten steps
- HP029 (Bld B) - deck pulling away
- HP057 (Bld P) - check under newer decks for cracked support beam
- HP007 (Bld E) - new window needed
- HP056 (Bld K) - rotten boards on back deck
- HP026 (Bld H) - security light is out
- HP016 (Bld G) - upper deck has squirrel holes
- HP027 (Bld B) - 2 bad boards at entry
- HP043 (Bld A) - light flickering 24/7
- HP064 (Bld L) - front deck rail & boards popped
- HP013 (Bld D) - 2 boards popped at entry
- HP082 (Bld M) - nail pops near front door
- HP038 (Bld I) - front gutter needs repaired
- HP033 (Bld B) - gutter/downspout repaired
- HP066 (Bld L) - close up unused vent
- HP025 (Bld N) - back deck stained
- HP018 (Bld G) - rotten boards & termites
- HP056 (Bld K) - leaking plugged gutters
- HP072 (Bld M) - hole in walkway