



Minutes of the HOA Zoom Board Meeting of September 21, 2026

The previously noticed Harbor Pointe HOA Board Zoom Meeting was called to order at 6:00 PM on September 21, 2026. It was noted that there was a quorum of Board members present via Zoom, as well as several homeowners. Board members absent were Anne Dickison, Denny Klein, and Rick Semonis.

Approval of Prior Minutes:

The minutes of the August 17, 2026, Zoom Board Meeting were approved.

Property Manager's Report:

Manager's Report - Core3 made both a written and Zoom report that there were no dues' issues, homeowners' insurance audits were up to date, and the recent change order requested by Unit 314 was previously approved by the Board.

Treasurer's Report:

Financial Report - The treasurer reported that the August Financials reflected the following:

Operating account cash balance--\$83,780.16

Reserve fund cash balance--\$391,539.43 (as mentioned in earlier emails, \$331,407.33 of that is in CD's)

Operating account expenses are over budget by \$5,029.09 (this overage is more than offset by the overage in Operating Income—see below)

- Major variances (under budget expenses are shown as positive numbers, over budget expenses are shown in brackets):
- Legal & Tax—\$392.00
- Electricity--\$288.82
- Landscaping & Irrigation—\$2,397.04
- Landscaping & Grounds—\$49.01
- Landscaping (subcontractors)—(\$6,763.00-this is just a timing issue)
- Landscaping (trees and shrubs)--\$1,500.00
- Snow removal--\$4,300.00
- Maintenance—\$9,035.63
- Maintenance (parking)—\$0.00



- Gate/Fence Maintenance—\$31.50
- Insurance—(\$11,348.00)
- Insurance Claim Expense—(\$4,294.75)

- Operating income (over budget)—(\$13,310.02)
- Total operating budget—net income (under budget)—\$8,280.93

As I mentioned above, our operating expenses are over budget (not our normal situation) but are more than made up by the overage we have in operating income. That creates a net income number as shown above.

The treasurer also discussed the 2027 Proposed budget that was sent to Board members for review and discussion before being sent to owners before the general Board and budget meeting on October 19th. After discussion, the proposed 2027 budget, as amended at this meeting, was approved by the Board as well as an approval of the motion to send the proposed 2027 budget, as amended, to all homeowners before the next Board and budget Zoom meeting.

Parliamentarian Report:

It was noted that the homeowners, particularly in the 300s, have been making a very good effort to avoid permanently parking vehicles in the guest and service reserved parking areas adjoining the stand alone garages in the 200, 300 and 400s.

Landscaping Report :

Cuttin It Close will do fall trimming sometime in October and a final clean up after that, which will end landscaping for the season.

Building Report:

Reported water leaks in the siding and/or roofs will be checked out by Massy Roofing in the near future.

Community Relations: - There was no report this month.





Old Business:

There were no motions presented or approved by the Board since the August Board meeting.

New Business:

Dryer Vents in the 100 and 200s will be cleaned on October 10th. If necessary a rain date will be October 17th.

The next Zoom Board and budget meeting will be on October 19, 2026, at 6:00 PM.

Motion to Adjourn:

After Motion and second, the meeting adjourned at 6:20 PM.

