

Harbor Pointe HOA Board of Directors Meeting

Minutes: August 19, 2024

The East Peoria Harbor Pointe HOA Board's Zoom meeting was called to order at 6:00 PM on Monday, August 19, 2024, after due and proper prior notice to Board members and to Owners, with a quorum of 5 Board members participating via Zoom.

The Minutes of the June 17, 2024, HOA Board Meeting were approved as submitted.

Core3 Mike Mayer gave a recap of his monthly report as follows:

1. All receivables are up to date;
2. All payables are up to date;
3. Email was recently sent out to all owners and residents reminding them no grills, and no other type of flammable devices(heaters, tables, fire pits, etc) are allowed on the 2nd floor decks of the 2xx, 3xx, 4xx townhouse and 5xx condo buildings as they are prohibited by our insurance carrier.

The Treasurer's detailed Finance Report as previously circulated to Board members reflected that finances are in proper order and within budget, which report was then approved as circulated. See Below summary.

The Financial Report indicated that our finances are in good condition, and that expenses are under budget. The Finance Report was approved.

Here are the July financial reports. Here's a short summary:

Operating account cash balance--\$74,321.22

Reserve fund cash balance--\$186,183.36 (as mentioned in earlier emails to the Board, \$145,000 of that is in CD's).

Operating account expenses are under budget by \$5,867.46

- Major variances:
 - Legal & Tax—\$308.00
 - Electricity--\$1,348.79
 - Landscaping (subcontractors)—\$120.00
 - Landscaping (irrigation)—(\$547.96)
 - Landscaping (grounds)--\$673.18
 - Snow removal--\$2,712.50
 - Maintenance--\$4,743.71
 - Gate/Fence Maintenance—(\$543.13)
 - Maintenance—Parking lot—(\$1,450.00)
 - Pest control--\$611.00
 - Insurance—(\$2,186.00)
- Operating income (over budget)--\$1,073.80
- Total operating budget (under budget)—(\$6,941.26)

The HOA Parliamentarian reported that from his recent walk around the property that owners have continued to maintain their units' outside areas very well, and there does not appear to be any Rule violations by owners. In particular he mentioned that the HOA Landscaping Chairman, Mike Kiernan and his wife Kathy, have the landscaping trees, plants, and grass looking extremely good.

The Landscaping Chairman reported that King Tree Specialists were out over the past week or so and trimmed up the last remaining ash tree on the property of dead limbs in addition to a number of the spruce

trees.

The Building Committee reported that the fascia blow off during the recent wind storm on one of the units has now been replaced. Work is currently underway on one of the storm sewer lines that had become clogged with roots. The line has been reopened, but the pipe will be replaced due to cracks where roots were allowed to enter.

Community Relations reported that Ameren still has work to do on their electrical box that is located in our yard area south of the swimming pool.

Old Business – The Board voted and unanimously approved a 3-year renewal contract with our current snow removal company, Cuttin-it-Close. There will be no increase in price and the terms all remain the same for the length of the extension. The building 5xx and 6xx units dryer vent cleaning was completed last week.

New Business – A draft 2025 Budget will be prepared and circulated among the Board members within the next couple of weeks for Board review and input with follow-on discussion at the September HOA meeting. Also, there will be road crack sealing late this week on all of our roads. This crack sealing only takes 15-20 minutes to dry so no entire area should be shut down during this work effort. Orange cones will be set out to assist driving around the work. Please drive slow and cautiously with all the workers, trucks, and their equipment that will be on the road. A separate email will be sent out this week alerting all to the date and time this crack sealing work will start. If the work is to start on Friday, garbage collection and mail/parcel delivery will adapt.

The meeting adjourned at 6:30 PM.

The next HOA Board Meeting is scheduled for Monday September 16, 2024 at 6:00PM via Zoom.