

Harbor Pointe HOA Board of Directors Meeting

Minutes: June 17, 2024

The East Peoria Harbor Pointe HOA Board's Zoom meeting was called to order at 6:00 PM on Monday, June 17, 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 May 20, 2024, HOA Board Meeting were approved as submitted.

In the absence of Core3's representative participating by Zoom, a recap of its monthly report was presented and discussed, as follows:

1. All receivables are up to date;
2. All payables are up to date;
3. An insurance audit of individual owners' policies was conducted and was good, except for two owners' incomplete information, and Core3 will contact those owners to obtain the necessary information;
4. There was a misunderstanding as to whether an owner was interested in solar panels on their unit, which has been resolved;
5. An owner's interior remodeling has been delayed.

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.

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

Operating account cash balance--\$81,045.50

Reserve fund cash balance--\$171,200.36 (as mentioned in earlier emails, \$120,000 of that is in CD's)

Operating account expenses are under budget by \$4,281.40

- Major variances:
 - Legal & Tax—\$120.00
 - Electricity--\$699.29
 - Landscaping (subcontractors)—\$120.00
 - Snow removal--\$2,712.50
 - Maintenance--\$2,112.25
 - Gate/Fence Maintenance—(\$96.47)
 - Insurance—(\$2,186.00)
- Operating income (over budget)--\$279.80
- Total operating budget (under budget)—(\$4,561.20)

The Parliamentarian and several Board members reported that from their various observations, owners have continued to maintain their units' outside areas very well, and there does not appear to be any Rule violations by owners. Consequently, at this time, there does not appear to be a need for a full Board walk around the units this fall as these are being addressed as they arise.

Landscaping reported that King Tree Specialists have been analyzing Ash and other trees, and that, although the trees look good, the spruce trees behind the 100s and 600s do need trimming along with the last remaining ash tree across from the 400s. The trees planted too close to and undermining the foundations at units 104 and 106 will be also be removed. All of this tree work will be done at a total cost of \$1,500, which amount, after Motion and Second, was

approved by the Board. In addition there will be replacements of many of the roses that did not survive the winter. Landscaping trimming is projected to take place during the week of June 17th.

The Building Committee reported that the water line leak and repairs in the condo building have been completed by the owner.

Community Relations had no report.

Old Business - there were no actions taken by the Board since the May meeting that needed to be reported. Dryer cleaning in the 100s and 200s is anticipated to start this fall.

New Business - the 4th of July breakfast will be from 9-11 AM in the driveway and street in front of Unit 206. Two security guards have again be hired during the late afternoon and evening of July 4th. Any resident expecting guests will need to ensure their guests know your unit number and last name in order for the front gate security guard to admit them onto the property. The rear gate will be closed for the entire 4th of July day.

Because there have been some inquiries about on premises storm/tornado protection, some brainstorming was done by Board members with no conclusions or recommendations, because further study and information appear to be needed. If anyone has input or thoughts on this subject please let any of the Board members know.

The meeting adjourned at 6:40 PM.

The next HOA Board Meeting is scheduled for Monday August 19, 2024 at 6:00PM via Zoom.