

Harbor Pointe HOA Board of Directors Meeting Minutes: October 16, 2023

HOA Board Meetings are being held by ZOOM.

President Jim Carmany called the September meeting to order at 6:01p when a quorum was present. Besides Jim, other Board Members present were Gary Rafool, Anne Dickison, Greg Smith, Mike Kiernan, and Denny Klein. Core3 Property Manager Michael Mayer was absent. Three additional homeowners participated in the meeting.

Approval of Prior Minutes:

President Carmany asked for corrections to the September HOA Board Meeting Minutes, and none were offered. Greg made a motion to accept the September Minutes as presented, Mike Kiernan seconded, and all approved. Parliamentarian Gary Rafool noticed that the agenda item for "Approval of Minutes" was no longer listed in the HOA meeting announcements, and in looking back through the records, Jim agreed that somewhere along the lines it had been dropped. Ongoing, it again will be listed as one of the agenda items.

Property Manager's Report:

Core3 Property Manager Mike Mayer submitted no written report in advance of this meeting. Jim Carmany for Mike cited no new issues and that delinquent dues were all caught up. Several homeowners had Closings this month, so activities connected to Real Estate transactions have been quite plentiful.

From September's Property Manager's Report :

- Accounts Receivable – As expected.
- Accounts Payable – All bills paid as received.
- Home Owner Audit of Insurance COI's is being kept up to date
- Maintenance – Jim reported that only one piece of siding needed repairs this month.
- Change of ownership - #304 closes 10/18; #606 closed 9/15; #418 closes 10/17. Core 3 has received the new owner info for #606. #314 has notified us they are accepting an offer – more to come, and the sale has not yet been confirmed.
- Work orders reported and resolved: (siding repairs)

Treasurer's Report:

Treasurer Greg Smith was not yet in receipt of Core3's Financials through September 30, but would send them to us, along with his Treasurer's Report, when he did. The following information came from his Treasurer's summary and the Core3 Financials that he emailed the Board the following day.

Long Term Reserves

Our *Reserves* Balance started out this new 2023 budget year at **\$94,893**, and increased through monthly interest earned and the monthly transfers of **\$7171** (from HOA dues) from *Operations* to *Reserves*. As of the end of September, the Reserves Balance was down to **\$77,065.66** after invoices for approved Capital Improvements had been paid. This *Reserves* balance is low and needs to be built up, especially in light of inflation which has been increasing at a higher rate than the 2% budgeted.

Operations

The Operations checking account has **\$73,927.81** in it. YTD at the end of September, our *Operating Expenses* were under budget by **\$9,407.07**, but some of the incurred expenses included in the 2023 budget have not yet been invoiced or figured into the tally.

The *Operations Checking Account Total* is summed from three sources:

- 1) Prior years brought forward (retained) from 2022: **\$58,253**. This "*Prior Retained Earnings*" number remains constant all year.
- 2) Pre-payment of dues
- 3) Net (Income Minus Expenses) August Year-To-Date: **minus \$17,828.26** [*Calculated Retained Earnings for 2023*]

Treasurer's and Budgetary Notes:

*Landscaping monthly maintenance charges commenced in April & will end after work is completed this fall.

*For 2023, **\$7171** from dues has been the budgeted monthly transfer from *Operations* to *Reserves*. Tentatively the increased monthly transfer of HOA dues will amount to **\$7458** in 2024.

*Jim noted that the line item expense for irrigation and maintenance will increase substantially for last month's work once the invoices are paid.

*[September's Note but still pertinent] Jim noted that the HOA flood insurance bill for the year of **\$6,467** had been paid so this expense will surface soon. Most of the HOA's increased insurance figure was for the condo building's flood and property coverage. Condo owners' monthly HOA dues in 2024 will take the increased HOA insurance costs for the condo building into consideration in determining, as has been the practice, their monthly dues assessments for 2024.

Budget for 2024

After the proposed budget for 2024 was approved at the September Board Meeting and then distributed to all homeowners for further review and commentary, three owners provided feedback. One respondent was concerned that increasing the dues would just drive residents to leave the community. The second said the budget looked good and commended the Board for the work that went into it. The third asked if there weren't any way the HOA could lower the insurance prices so dues would not have to increase so much. In the ensuing discussion it was brought out that Flood Insurance rates are set by the Federal government so can't be individually negotiated, and that any claim for property damages is entered into a national data base and is therefore open for evaluation by potential new insurers. Harbor Pointe's condo building unit fire that damaged other units in 2020 was considered a significant claim, and would be taken into consideration if we sought now to change carriers in order to get a lower insurance rate. While the condo building, like the rest of us over the last three years, has had no increase in their HOA dues, the condo owners have experienced yearly increases in their monthly payments due to their portion of the condo building's insurance premiums. In comparison to the increased insurance rates, increased 2024 HOA dues based on each unit's square footage are quite small. The proposed increased assessment amount averages to just 1.38% over the HOA's dues income from the current dues level.

With no other input on the proposed Budget 2024, Treasurer Greg Smith made a motion to accept the HOA's proposed Budget 2024 as approved by the Board in September and circulated to all homeowners in advance of today's meeting. Gary Rafool seconded the motion, and it passed unanimously.

Greg and Jim will next meet to review and update the Long Term Reserves budget.

Parliamentarian Report:

Gary Rafool, who walks around the entire community routinely, wanted it noted that the Board really appreciates how well owners were taking care of their property.

Landscaping Report:

Mike Kiernan reported that Cuttin' It Close's newly planted grassy areas had their straw mats removed and looked very good. Denny Klein added that the community's grass in general looks great and seemed to be particularly thriving this year. Only 1-2 more grass trims remain before landscaping efforts wind down for the winter.

Jim reported that no more voles have been seen since Mike and Jim set their traps.

Pam Johnson thanked Carl Stauske and Mike and Kathy Kiernan for helping to clean out her courtyard.

Landscaping Chair Mike Kiernan commented on how especially nice and well-staged the seasonal pumpkins looked this year. The Board wishes to thank Isaac and Mary Imig and the Koch family for donating the lovely pumpkins for this and previous years.

Commercial Irrigation winterized the irrigation systems but discovered, unfortunately, that the previously repaired pump was again leaking water. The pump will be pulled out this spring to evaluate and hopefully repair what is hoped to be nothing more than a leaking seal.

Building Report:

No Report.

Community Relations:

The City of East Peoria's Bulk Cleanup was completed.

Dredging: Mike Kiernan inquired about the status of EastPort Marina's dredging. Jim Carmany replied that it was going well and that so far the gas pump area and "A" Dock were dredged to the intended depth of six to seven feet. Dredging sludge was put into collection bags which have to sit and drain for about six months before they are able to be used to build a more sturdy base for future operations.

Old Business:

Summary of e-mail motions and votes since our last HOA Board Meeting: Subsequent to our September Board Meeting, no email motions were made.

Lighting on the front gate: After further dialogue with Oberlander Electric, pricing of the options, and discussions with other Board Members, Jim concluded that the proposed \$3500 "permanent solution" with fixed directionally aimed overhead lamps to replace the current breakable rope lights woven into the swinging gates themselves was not a priority investment for our treasury funds at the moment.

New Business:

The first round of our newly adopted **2024 HOA dues** will be due on January 1st. Core3 will send out a communication to the owners in December establishing what their 2024 dues will be. For those of you that do automatic payments, don't forget to make those updates if necessary.

Motion to Adjourn:

A motion to adjourn the October 2023 HOA Board of Directors meeting was made at 6:27p by Gary Rafool, seconded by Greg Smith, and approved by all. The Board's next ZOOM meeting will take place on Monday, April 15, 2024, at **6:00p**. Core3 will send out the link.

Respectfully submitted,
Anne Dickison, Secretary