

## Harbor Pointe HOA Board of Directors Meeting Minutes: October 21, 2024

HOA Board Meetings are being held by ZOOM.

President Jim Carmany called the October meeting to order at 6:04p once a quorum was present. Besides Jim, other Board Members on the ZOOM were Gary Rafool, Anne Dickison, Greg Smith, Mike Kiernan, and Denny Klein. Core3 Property Manager Michael Mayer was also present. Three additional homeowners participated in this 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.

### **Property Manager's Report:**

Core3 Property Manager Mike Mayer submitted his written summary in advance of this meeting.

#### From October's Property Manager's Report :

- Accounts Receivable – Great Shape.
- Accounts Payable – All bills paid as received. Pinnacle Security's Certificate of Insurance for Workman's Comp has not yet been provided as requested; payment will not be made until the COI is received for the two 4<sup>th</sup> of July security guards they provided to us.
- Home Owner Audit of Insurance COI's is being kept up to date
- Maintenance – Nothing new came up this month.
- Change Order cancelled - #516
- Garage Door reminder sent to all residents
- Resident Insurance Review – in progress

Anne Dickison noted that with the necessitated change in Homeowner Insurance companies she faced last fall 2023, the new insurance company's newly issued renewal policy this month 2024 did not list Harbor Pointe HOA as an "Additional Insured" as expected, and as required by the HOA. Following tonight's HOA meeting, Anne revisited the issue with her local Insurance Agency to request a rewrite of the policy being renewed. A specific "Additional Insured" name with a verifiable matching address for that name had been the sticking point. The local Insurance Agency accepted "Core3 Property Management – Harbor Pointe" at 751 W. Joan Court, Peoria IL 61614. Before its premium payment due date in November, the renewal Homeowners policy was to be re-written with the "Additional Insured" information included, and with a copy sent directly to Core3 Property Management at the Joan Court address provided.

### **Treasurer's Report:**

In advance of tonight's ZOOM meeting, Treasurer Greg Smith e-mailed Board members the September Financials.

### **Long Term Reserves**

\*The 2024 budgeted transfer of dues income from *Operations* to *Reserves* is **\$7458 per month**.

\*Starting *Reserves Balance* YTD January 31, 2024 was **\$140,983.04**

\*YTD September 30, 2024, the *Reserves Balance* was **\$201,129.82**

\***\$195,000** of this *Reserves Balance* is in short-term CDs with differing terms of maturation

\*The most recent short-term CDs (purchased before the Federal Reserve Bank lowered its interest rate in September) will earn approximately 4.25% interest during their terms.

The Money Market account was changed to a “Business Checking” account to avoid bank penalties for falling below a certain minimum level at any time during any given month. Money held in “Business Checking” will earn little less interest but will not face additional bank charges for dipping below the account’s established minimum.

### **Operations**

As of September 2024 YTD, the *Operations* checking account had **\$59,241.72** in it.

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

- 1) Prior years brought forward (retained) from 2023: **\$98,753.81**. This “*Prior Retained Earnings*” number remains constant all year.
- 2) Pre-payment of dues
- 3) Net (Income Minus Expenses) [*Calculated Retained Earnings for 2024*]

### **Treasurer’s Notes:**

- To date, *Operating* account expenses are under budget by **\$11,539.29**. Expenses, including electricity expenses for street lights, the irrigation system shutdown, and gate maintenance will continue to flow in.

### **Major Variances at the end of September compared to YTD amounts allocated for the 2024 Budget:**

- Snow removal: **\$2,712.50**
- Insurance: *Minus* **\$3170.00**
- Electricity: **\$1728.08**
- Gate/Fence Maintenance: *Minus* **\$569.80**
- Landscaping (subcontractors): **\$120.00**
- Landscaping (grounds): **\$2,673.18**
- Landscaping (Irrigation): **\$1,412.55**
- Pest Control YTD: **\$1906.00**
- Maintenance (parking lot): **\$0.00**
- Maintenance: **\$6789.07**
- Legal & Tax: **\$496.00**

Gary Rafool moved to accept the Treasurer’s Report, Denny Klein seconded it, and it passed unanimously.

### **Budget for 2025**

After the proposed draft budget for 2025 was approved at the September HOA Board Meeting and then distributed to all homeowners for further review and commentary, President Jim Carmany received no written or verbal feedback concerning the proposed budget other than comments to the effect that it was distressing to see how much insurance costs had gone up both individually and as members of a community. The HOA’s Flood Insurance alone has increased about four times over what we had been charged in the past.

In the budget discussions of last month it was brought out that Flood Insurance rates were set by the Federal government so couldn’t be individually negotiated, and that any claim for personal property damages is entered into a national data base and is therefore open for evaluation by potential new insurers. Additionally, Harbor

Pointe's condo building unit fire in 2020 that damaged other units was considered a significant claim, and would be taken into consideration if we now sought to change carriers in order to get a lower insurance rate for that building. While the condo building owners, like the rest of us over the last three years, have had little to no increase in their HOA dues, the condo owners have experienced significant yearly increases in their monthly dues payments because of their assessed portions of the condo building's premiums for the building and flood insurance. Otherwise, increased 2025 HOA dues assessments based on each unit's square footage are quite small. The proposed increased assessment averages to just 1.38% over the HOA's dues income from the current dues level.

**With no other input received on the proposed Budget 2025, Treasurer Greg Smith made a motion to accept the HOA's proposed Budget 2025 as approved by the Board in September after having circulated the draft proposal to all homeowners.** Gary Rafool seconded the motion, and it passed unanimously.

### **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. Gary notes that the patio issue discussed previously had been resolved.

### **Landscaping Report:**

Mike Kiernan reported that Cuttin' It Close' started its Fall cutback last week. The grass was mowed about eight days apart this month because it has been so thriving.

Landscaping Chair Mike Kiernan commented on how especially nice and well-staged the seasonal pumpkins looked this year. The Board wishes to thank Mike and Kathy for all the time they spent out procuring and placing the lovely pumpkins this year.

Commercial Irrigation blew out the irrigation system in preparation for winter. One break was identified near the front gate in front of the sign. This break will be repaired later this Fall so that it will be taken care of before start up again in the Spring.

### **Building Report:**

No new issues to report. Unit #104 is done with their patio glass door replacements.

### **Community Relations:**

The City of East Peoria's Bulk Cleanup was completed after some unpredicted delays. The City of East Peoria maintains a Facebook site with information and updates.

Anne Dickison noted that in her mailbox newspaper tube she had received a nicely prepared notebook for voluntarily entering in homeowner names and contact information for use in a neighborhood directory. The notebook was to be filled out by those who wished to participate in the directory and then passed along to the next unit in line. This unit-to-unit passage was to start in the 100s and end up with #610. Unfortunately, the notebook did not indicate a point person, give instructions about what to do if the next unit owners were away, or describe what was to be done with the compilation once the data was gathered. The idea of having a neighborhood directory in hardcopy was discussed in general terms. In the past, some homeowners were opposed to directories showing their telephone numbers and email addresses, but the voluntary aspect of disclosing one's information and the selection of what information one might wish to share was thought to bypass objections to involuntary directories considered in the past. Anne will hold on to the notebook until a point-person or the

directory's organizers are identified, and is hoping someone with knowledge of this project will see this note in the Minutes and respond. This voluntary directory of our Harbor Pointe neighbors is neither sponsored by nor underwritten by the HOA or Core3 Property Management.

### **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.

### **New Business:**

The first round of our newly adopted **2025 HOA dues** will be due on January 1<sup>st</sup>. In December Core3 will send out a communication to the owners establishing what their 2025 dues will be. For those of you that do automatic payments, don't forget to make those updates if necessary.

This last month, **parking on the grass** and along the roadside and not in designated parking areas became an issue with one unit owner who was having guests visiting. First contact about the incident did not lead to any owner indication for future compliance to the HOA Rules & Regulations concerning parking. How to proceed from here was discussed at the Meeting. The Board unanimously agreed that we would follow the Harbor Pointe Rules and Regulations, and the unit owner would be sent a formal letter with a warning that if there were any further occurrences, fines would be levied. Parking on the grass is damaging to the grass and can cause inconvenience and expensive breaks to the irrigation system and sprinkler heads. There is only one day of the year where parking is allowed on the grass and that is on the 4<sup>th</sup> of July, and is only allowed in the dog walk area on the east side of our main road. On that day, every sprinkler head is clearly marked with a flag ahead of time so that no damage occurs. All other days where additional parking is needed, there are eight paved parking areas within Harbor Pointe that can be used as needed by all residents with guests.

The HOA completed and filed its State of Illinois annual report as an **incorporated entity** and paid the yearly \$10/year filing fee.

Mike and Kathy Kiernan have graciously volunteered to spearhead **Christmas decorations** again this year. Anyone interested in helping them decorate should make themselves known. Mike plans to shoot for the warmest day right after Thanksgiving.

### **Motion to Adjourn:**

A motion to adjourn the October 2024 HOA Board of Directors meeting was made at 6:48p by Gary Rafool, seconded by Mike Kiernan, and approved by all. The Board's next ZOOM meeting will take place on Monday, April 21, 2025, at **6:00p**. Core3 will send out the link.

Respectfully submitted,  
Anne Dickison, Secretary