

**The Harbor on Harrods Creek**

**Board Meeting via Zoom**

**January 18, 2021**

(this meeting was recorded)

Meeting was called to order at 7:00 pm.

Board members present:     Rosie Craggs             Cris Holbert  
                                      Diane Hansen           Tommy Cooper  
                                      Nancy Turner           Donna Haag

Board member absent:     Wayne Fulton

Homeowners attended:     33 via zoom meeting

A motion was made and seconded to pass the minutes from the November 10, 2020 and December 15, 2020 meetings.

**Nancy Turner –**

1. She will be introducing the new board members and share 2021 initiatives.
2. Board members were introduced as follows: Tommy Cooper, Donna Haag, Diane Hansen, Rosie Cragg and Christine Hobert were present with Wayne Fulton absent as he had to work. We now have a full board with 7 members. Thank you to everyone who voted and the volunteers who ran for positions.
3. The officers are as follows: Nancy Turner, President; Rosie Cragg, Vice President, Diane Hansen, Treasurer and Wayne Fulton, Secretary. Diane Hansen will be taking the minutes this evening as Wayne is not present.
4. The board is meeting in executive sessions, one of which has already happened, with more scheduled. We are looking forward to working together and healing as a board.
5. We will be solidifying the position of the board regarding the newly sided building (K-4). This will be vetted through the Harbor community attorney, Robert Deweese, to confirm everything is legal. The it will then be distributed to the residents.
6. The board will also be addressing the engagement with FaceBook. There were issues which need to be addressed for the board to heal. It will be addressed in the Code of Conduct which the board members will be reviewing and signing.
7. These 2 issues, the siding and Facebook, will addressed by end of the month. This allows the board to conclude 2020 and move forward in 2021.

8. There are committee positions filled already. They are: the pool committee lead, Norm Johnson; building siding lead, Ron Jones; neighborhood watch lead, Kenny Mooser; Marina Harbor Master, Rolf Klein. Diane is working to solidify our social committee lead. These committee leads will be fully responsible for their respective positions, report directly to the board and then provide updates to the community.
9. The minutes will include a list of all the committee members along with the board liaison responsible for the roles.

Nancy Turner – 2020 treasury report –

1. The marina and Harbor financials were reviewed and final 2020 balances.
2. The marina was over budget by \$375.00.
3. The Harbor was over budget by \$35,000. This was explained and the majority of this loss will be recouped in 2021. The overcharges included insurance, trash removal (3 days per week versus 2) and the Covid mandates needed to open the pool.
4. The detailed financials are attached to these minutes.

Nancy Turner –

1. We will be using Reach Alerts and email to communicate with the community. The form will be included with these minutes on how to get signed-up for the alerts. Emails and Reach Alerts will be used more in 2021 for various communications. Please be sure to sign-up for the alerts or be sure your email address is forwarded to Brian English at Mulloy.
2. A new, continued initiative which will be required is all issues/requests/communications will be administrated through Mulloy. Please do not send these requests to the board members. This will streamline the issues and allow Mulloy to respond to issues as quickly as possible.
3. Community meetings – due to Covid, we will be changing the frequency of our community meetings for the first few months. The board wants to be sure to bring to the community pertinent and important information in the best way possible. Therefore, our next meeting will be March 16, 2021 via a Zoom call. At this meeting we will determine our next meeting time. During this meeting, we will have the responsible committee leaders presenting necessary, pertinent information.
4. Transparency – the goal is not to have more frequent meetings but to have better information during each meeting and have comprehensive, detailed minutes from each meeting.
5. Wayne Fulton is working to consolidate important information into one website.
6. First quarter initiatives:
  - a. Tommy Cooper – working with creek wall initiative and will report back within the first quarter.
  - b. Norm Johnson – pool will open 2<sup>nd</sup> quarter. One priority is resurfacing; more information to follow.

- c. Wayne Fulton – Forest Lake Drive hill issue will be addressed and information will be reported back to residents.
  - d. Tennis courts – Cris Holbert and Donna Haag are starting to bring ideas regarding this area.
  - e. Rosie Cragg and Nancy Turner – establishing stronger guidelines with Mulloy.
  - f. Diane Hansen – financials.
  - g. All maintenance work continues as these initiatives are being undertaken.
7. Request was made to have residents volunteer for committees and engage in the community to make to a better living environment.
8. The chat function was checked to see if there were any questions/comments:
- a. Judy Matthews – please have all the speakers at the March meeting on video so everyone can see and recognize them. The board members need to be visual.
  - b. Bev Miller – the Metropolitan Sewer District will begin their project on Harrod's Cove and this will communicated as work starts and progress continues.
  - c. Evelyn Hwang – expressed her thanks to the board members for volunteering their time. She also wanted to be sure Chris Rich was thanked for his numerous years of service to this community. Even with his health issues, he continued to serve.

Meeting was adjourned at 7:38 pm



Reach Alert Info

Harbor at Harrods Creek

Residents,

We understand the importance of communicating with you and ensuring that we keep you in the loop regarding events affecting our community. As a result, we are pleased to announce that we are initiating a new notification service called REACH Alert.

This new service will allow us to immediately share important information regarding a number of items, including scheduled and emergency repairs, lawn service updates, board meeting reminders, suspicious activities, and community event reminders.

As good as this service is, if you don't register, we can't share important information with you. You decide if you want a text message, voice call, or an email. Each household can register up to 4 phone numbers and 4 email addresses. All you need to do is:

1. Go to [www.reachalert.com](http://www.reachalert.com) and click on MY ACCOUNT.
2. Select CREATE ACCOUNT.
3. Follow the prompts and enter your preferred contact information.
4. Network Name: type **Harbor at Harrods Creek** (click on our name when it appears).
5. Select resident.

If you opted to receive text alerts, Reach Alert will send a text message to your cell phone immediately upon completion of your registration. Please enter the 4-digit number on the registration screen and then click the word VALIDATE. If you do not receive this message, please call Reach Alert.

**If you do not have access to a computer or if you experience any difficulty registering, please contact REACH Alert at (877) 307-9313.**

***If you don't register, you won't receive our messages.***

Roles/Responsibilities thus far. We still have a few to fill – 1/19/21

Responsible Area	Lead Bd	Backup	Budget Area
Lawn Care & Ground Maintenance	Christine Holbert	Donna Haag	LANDSCAPE - CONTRACT LANDSCAPE - NON CONTRACT
Snow & Storm Debris Removal	Christine Holbert	Donna Haag	SNOW REMOVAL
Tennis Courts	Christine Holbert	Donna Haag	MAINTENANCE - GENERAL & ELECT.
Social Committee Chair Welcoming Sharing & Caring	Diane Hanson	Dawn Cherry To be confirmed To be confirmed	SOCIAL MAINTENANCE - SUPPLIES
Financials	Diane Hanson	Nancy Turner	TAXES & LICENSES PROFESSIONS FEES
Lakes	Donna Haag	Rosie Craggs	LAKES
Neighborhood Watch	Kenny Moser	Wayne Fulton	
Roofing	Nancy Turner	Diane Hanson	MAINTENANCE - BUILDINGS
Pool	Norm Johnson	Board	POOL - OPER. & MAIN.
Marina	Rolf Klein	Board	MARINA
Siding	Ron Jones	Board	MAINTENANCE - ROOF & GUTTERS
Insurance - Property, Flood, D&O	Rosie Craggs	Diane Hanson	INSURANCE - PROPERTY INSURANCE - FLOOD INSURANCE - D&O
Creek Wall Repairs	Tommy Cooper	Bobby Craven	MAINTENANCE - GENERAL & ELECT.
Newsletter	Tommy Cooper	Wayne Fulton	OFFICE EXPENSE
Stickers/Tickets	Tommy Cooper	Donna Haag	
Storage Lot	Tommy Cooper		
Architectural Change Form Tracking to Mulloy	Wayne Fulton	Diane Hanson	
Drainage & Soil Erosion	Wayne Fulton	Diane Hanson	DRAINAGE REPAIRS
Plumbing & Leaks	Wayne Fulton	Diane Hanson	MAINTENANCE - PLUMBING/LEAKS
Clubhouse			MAINTENANCE - CLUBHOUSE
Decks			
Roads			MAIN. - SIDEWALKS/PARKING/ROAD
Signage/Mailboxes			SIGNAGE/MAILBOXES
Harrods Creek MSD PRV Project			

as of December 31, 2020		REVENUE			EXPENSES			STATUS
	Assets	Cur Mo. Actuals	YTD Actuals	Annual Budget	Cur Mo. Actuals	YTD Actuals	Annual Budget	Net Income
Marina	\$189,836.29	\$423.98	\$59,543.98	\$50,000.00	\$2,518.69	\$59,919.87	\$49,914.00	(\$375.89)
Harbor	\$357,623.31	\$61,091.82	\$740,744.81	\$733,125.40	\$73,044.07	\$775,725.95	\$740,373.40	(\$34,981.14)
December	Marina	Security posts were installed.						
December	Harbor	<p>We closed the year at \$34,981 over budget. This was due to the following:</p> <ul style="list-style-type: none"> <li>\$25,000 - 2021 Flood Ins initial premium paid in December. This will be repaid to our reserves.</li> <li>\$ 5,000 - additional Covid supplies needed for the Pool and Clubhouse.</li> <li>\$ 5,000 - additional trash pick up due to Covid stay at home order. This will be adjusted in 2021.</li> </ul> <p>★ Harbor Condo Fire Insurance proceeds and expenditures.</p> <ul style="list-style-type: none"> <li>2020 Claim Proceeds - \$39,541.99</li> <li>2020 Claim Expenditures - \$123,977.39</li> </ul>						