

Harbor at Harrods Creek Condominium Board Meeting: January 18th, 2024 Minutes

Agenda:

Call to Order:

- By President, Nancy Turner @ 6:34p
- Board attendees: Nancy Turner, Rosie Craggs, Kevin Wagner, Linda Stebbings, Tim Schladand, Dave Duehmig, Kendall Perkins

Approval of Previous Minutes:

- N/A

Agenda/Discussion Points:

- Harbor Workbooks were distributed to new board members.
- Financial transition of signature cards for banking and invoice approval were completed.
- Reviewed and signed the Code of Conduct. Signatures will be posted on the Harbor website. [Home | Harbor at Harrods Creek Condos \(theharboratharrods creek.com\)](http://theharboratharrods creek.com)
- The Board established monthly Board Meetings for 2nd Thursday of the Month, 6:30p either via Zoom or in person at clubhouse.
 - February 8th, March 14th, April 11th, May 9th, June 13th, July 11th, August 8th, September 12th, October 10th, November 14th, December TBD.

Old Business:

- The Board was brought up to date on all legal issues.

New Business:

- The Board assigned roles & responsibilities. See attached below.
- The Board agreed to request community participation on a Soil Erosion committee. Details will be included in a letter to the community.

Committee Reports:

- Roofing – Nancy Turner will reach out to Eclipse Roofing to see if we can secure the lock in the 2023 bids for the remaining 2024 roofs. These include 2 buildings on Forest Lake Dr, 1 garage, the entrance, the storage shed.
- Newsletter - Kendall Perkins will send this out by mid-summer.
- Pool – Tim Schladand will engage the vendor for the pump room rewire. This was approved in 2023 and has been budgeted for 2024.

Open Floor:

- Architectural requests- D. Duehmig: Approved pending door color

Announcements:

- The Harbor Book club meets on the 4th Tuesday of each month at the clubhouse. All residents are welcome to attend.
- The 13th HOA payment is due by July 1, 2024. It can be sent to the Harbor at Harrods Creek in increments or a lump sum. You will NOT be billed for this. The payment can be made via check or automated payment from your bank. If you are currently using the ACH method of payment, you will need to send a check as Mulloy will not take the extra amount from your banking account. Checks should be made to the Harbor at Harrods Creek Condo Association and sent to P. O. Box 950158 Department 52981 Louisville, KY 40295. All payments should be completed by July 1, 2024, to avoid a late fee. If there are questions, feel free to contact Renee Kuhlman at rkuhlman@mulloyproperties.com.

Next Meeting:

- February 8th 2024 6:30p via Zoom.
- Board meeting attendance by residents is included below

• **Adjournment:**

- By President, Nancy @ 8:10pm

• **Action Items:**

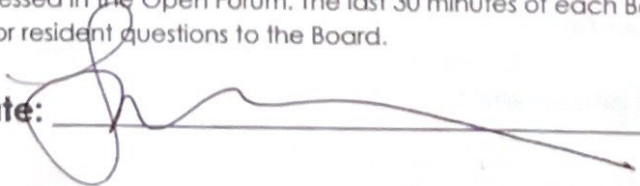
- Create Retention Wall/Land Conservation Committee

• **Attachments:**

- 2024 Roles & Responsibilities Sheet

• Our Master Deed indicates Association Meetings are to be held annually on the second Tuesday in January to elect new Board members and *Board meetings are to be held and conducted in accordance with such regulations the Board may from time to time adopt.* Standard Board Meeting protocol is to execute the business of the community by the duly elected Board members. 2024 Board Meetings will be held the second Thursday of each month. Residents are welcome to attend but there is no engagement while the Board meets to execute Harbor business. The residents are guests at these meetings. Minutes will be provided following the meeting and posted on the Harbor website, just as they are done currently. The Board may call an executive session from time to time to discuss confidential items. All residents will be excused from an executive session. There are no minutes from an executive session. If a resident has an issue or would like to address the board, they should send their specific request to Renee Kuhlman at Mulloy (RKuhlman@mulloyproperties.com) to be added to the Board meeting agenda and addressed in the Open Forum. The last 30 minutes of each Board meeting will be allocated for resident questions to the Board.

Secretary Signature & Date: _____



President Signature & Date:

Nancy Turner, 1/27/24

Responsible Area - 2024	Lead	Backup	Budget Area
Clubhouse	Tim Schladand	Rhonda Schladand	MAINTENANCE - CLUBHOUSE
Drainage & Soil Erosion	Dave Duehmig	Kendall Perkins	DRAINAGE REPAIRS
Financials	Kevin Wagner		TAXES & LICENSES PROFESSIONS FEES
Harrods Creek Soil Stabilization	Dave Duehmig	Kendall Perkins	
Insurance - Property, Flood, D&O	Rosie Craggs	Nancy Turner	INSURANCE - PROPERTY INSURANCE - FLOOD INSURANCE - D&O
Lakes	Rosie Craggs	Linda Stebbins	LAKES
Lawn Care Ground Maintenance Mailboxes	Linda Stebbins		LANDSCAPE - CONTRACT LANDSCAPE - NON CONTRACT LANDSCAPE - MAILBOXES
Legal	Nancy Turner	Rosie Craggs	PROFESSIONAL FEES
Marina	Cliff Kraesig	Kevin Wagner	MARINA
Tickets, Stickers	Rosie Craggs	Tim Schladand	
Neighborhood Watch	Debbie Ensign		
Newsletter	Kendall Perkins	Nancy Turner	OFFICE EXPENSE
Plumbing & Leaks	Rosie Craggs	Dave Duehmig	MAINTENANCE - PLUMBING/LEAKS
Pool	Tim Schladand	Damon Adkins	POOL - OPER. & MAIN.
Roads, Parking, Sidewalks	Rosie Craggs	Linda Stebbins	MAIN. - SIDEWALKS/PARKING/ROAD
Roofing	Nancy Turner	Rosie Craggs	MAINTENANCE - BUILDINGS
Secretary - Minutes, Website, Architectural Requests.	Kendall Perkins	Nancy Turner	
Siding	Rosie Craggs	Nancy Turner	MAINTENANCE - ROOF & GUTTERS
Signage	Linda Stebbins	Kendall Perkins	MAINTENANCE - SIGNAGE
Snow & Storm Debris Removal	Kevin Wagner	Linda Stebbins	SNOW REMOVAL
Social Liaison - Social Committee, Sharing and Caring, Welcoming	Kendall Perkins	Margie Frye	SOCIAL MAINTENANCE - SUPPLIES
Storage Lot	Kevin Wagner		
Tennis Court	Linda Stebbins		