

The Harbor at Harrods Creek
June 11, 2026 – 6:30 p.m.
Community Meeting Minutes

The meeting was called to order at 6:35 p.m. by the President, Wayne Fulton

Board Members Present: Wayne Fulton, Lance Barker, Kevin Wagner, Rhonda Schladand, Mary Starkey, and Renee Kuhlman from Mulloy Properties

Homeowners Present: (22) homeowners were present in addition to the Board members

The minutes from the March 12, 2026 meeting were approved by the Board via email and posted to the Harbor website.

Report from the Treasurer: Kevin reported that the HOA is on budget. We will be transferring funds from the reserve fund to the operating fund to cover the cost of additional building repairs and painting. The audit was completed and no serious issues were found. Homeowners can contact Renee for copies.

Report From the President: Lance (for Wayne)

The HOA is working with staff from Jefferson County on the Marina Drive erosion issue. The Board will keep the community updated as we have more information.

There has been a marked increase in dogs attacking other dogs as well as some dogs threatening homeowners. Lance reminded the community that they are mandated to keep their dogs on a leash and under control at all times. Violations will be sent to those who don't comply, which would mean fines and possibly having the dog removed from the Harbor by Animal Control. Also, there is a continuing issue of homeowners not properly disposing of animal waste. Please place waste bags inside the provided dumpsters.

Renee answered questions regarding the letter sent to homeowners on May 27th concerning grilles. Discussion with clarifications followed.

Lance discussed the quotes the Board is obtaining for placing cameras at the entrance, all dumpsters, the clubhouse, and the storage unit. He also

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reminded homeowners to be careful about leaving valuables in their cars to help avoid break-ins.

Architectural Review applications were approved for the following:

- 6523 Marina Drive – dumpster**
- 6418 Marina Drive – deck replacement**
- 6410 Marina Drive – deck railing replacement**
- 6424 Marina Drive – stairs**

Reports From Committees:

Clubhouse – Lance reported that there have been several rentals this year and all renters have done a great job keeping the clubhouse clean. Thank you!

Landscaping – Lance answered several questions about landscaping and will be working with our company (Aphix) to address homeowners concerns regarding grass, tree limbs, and trimming. He also explained that the bid from Aphix was significantly lower than our previous landscaper and this savings allowed for repairs and painting to be scheduled for Harrods Cove.

Marina and Storage Area – Kevin reported that there are 3-4 open spots available to homeowners for the storage lot. Anyone interested in these slots can contact Kevin. The maximum length is 24' for any boat or trailer. There are also spaces open for anyone at the marina. Tyler Boone said there 6-7 spaces available on A dock and one on B dock. Please contact Tyler if you are interested or have any questions about the marina.

Pool – Rhonda shared that all pool repairs have been completed and the pool is now open. In addition, the pool has been inspected and brought up to 2026 codes. Rhonda has updated the pool guidelines and they will be sent to homeowners along with the access code. Tim Schladaand thanked all the volunteers who helped with the repairs.

Update on the tennis courts – Due to weather conditions, there was a delay in removing the courts; however, Lance stated that that work will begin soon.

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Roads and painting/repairs – Mary shared updates on building painting and repairs as well as the (5) additional buildings that have been added to the schedule. We have also been notified about rotting decks which create an unsafe work area for our painters and potential homeowner liability issues. If anyone would like a quote for replacing deck boards, please contact Mary.

Paving - The paving is expected to begin in early September and details for the process will be sent to all homeowners in August.

Comments From Homeowners:

It was suggested that the HOA create a virtual bulletin board for sharing homeowner concerns, e.g., lost dogs, etc. Rhonda volunteered to research a Facebook page for this purpose. She also reminded homeowners that the current Facebook page is not monitored or owned by the HOA and includes many non-Harbor residents.

We will be placing “no wake” signs to help keep party boats from going behind the units on Marina Drive.

Reminders were shared about keeping the dumpster area clean with all items to be placed inside the dumpsters. Dumpsters are emptied on Monday, Wednesday, and Friday.

Rock will be replaced or added to the center circle to provide better drainage.

It was reported that a large tree is leaning near the guard shack that will need to be removed by LG&E as it is close to power lines.

Renee will post all available 2026 financial reports to the website.

With no further business to be brought before the Board, the meeting adjourned at 7:40 p.m.

Respectfully submitted by Mary Starkey, Secretary