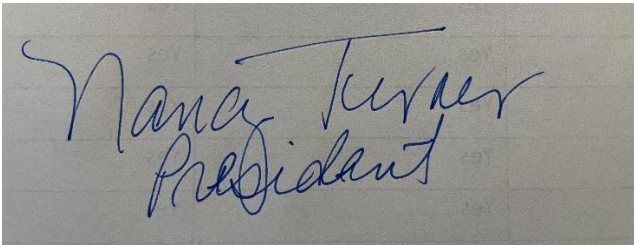


Harbor/Marina Community Meeting Minutes – December 7, 2021

Board Attendees		Nancy Turner, Diane Hansen, Rosie Craggs, Donna Haag, Renee Kuhlman Absent – Wayne Fulton, Cris Holbert
Board Updates		
Nancy Turner	Meeting Chair	Call to order by Nancy Turner at 7:00 pm. There were no changes to the amended minutes of October 19, 2021. We dispensed with the reading of the minutes. The amended October 19, 2021 minutes were approved as distributed.
Diane Hansen	Contracts 2022	<ol style="list-style-type: none"> 1. 2022 Insurance Contracts flood, crime, umbrella, general liability, D&O, Marina piers & docks, Marina general liability, Marina operators legal liability, Marina protection and indemnity. The Total cost is \$229,665.38 which is a 7% increase over last year. <ol style="list-style-type: none"> a. Motion made by Nancy Turner to accept the contract proposal. Motion seconded. b. Board approved the motion. <ol style="list-style-type: none"> i. Nancy – yes ii. Tommy – yes iii. Diane – yes iv. Rosie – yes v. Donna – yes vi. Cris – absent vii. Wayne – absent 2. 2022 Snow Removal from Miguel’s Tree Service at \$195/hour, \$250/ton of salt. <ol style="list-style-type: none"> a. Motion made by Nancy Turner to accept the contract proposal. Motion seconded. b. Board approved the motion. <ol style="list-style-type: none"> i. Nancy – yes ii. Tommy – yes iii. Diane – yes iv. Rosie – yes v. Donna – yes vi. Cris – absent vii. Wayne – absent
	2022 Budget	<ol style="list-style-type: none"> 3. 2022 Budget presented with a 4% HOA increase. The total HOA revenue for 2022 will be \$816,375. Our major priorities for 2022 are siding, new roofs, new pool decking, sidewalk maintenance, landscaping. <ol style="list-style-type: none"> a. Motion made by Nancy Turner to accept the contract proposal. Motion seconded. b. Board approved the motion. <ol style="list-style-type: none"> i. Nancy – yes ii. Tommy – yes iii. Diane – yes iv. Rosie – yes v. Donna – yes vi. Cris – absent vii. Wayne – absent 4. Next steps for Community Communication <ol style="list-style-type: none"> a. By December 15, 2021, Mulloy will send to each owner the new HOA schedule as changes must be made for the

		<p>January 2022 HOA payment. Included will be the detailed 2022 budget breakdown.</p> <p>5. 2022 Marina Budget. There is no increase for the season year of 2021-2022. The budget is \$56,000.</p> <ol style="list-style-type: none"> a. Motion made by Nancy Turner to accept the contract proposal. Motion seconded. b. Board approved the motion. <ol style="list-style-type: none"> i. Nancy – yes ii. Tommy – yes iii. Diane – yes iv. Rosie – yes v. Donna – yes vi. Cris – absent vii. Wayne – absent
Rosie Cragg	2022 Elections	<p>6. There are 4 openings for the 2022 elections. The 2 year terms for Rosie Cragg, Diane Hansen, Cris Holbert, Wayne Fulton are up. Rosie is the only person who has submitted her Candidate Info due on Dec 15. Anyone wishing to run should get that information submitted. We encourage you to run.</p> <p>7. The Election Committee made a change to the proxy collection process. Starting with the Jan 11, 2022 Election, proxies will be sent to Mulloy. They will not be collected by Owners or Board Members. An Election Communication will be forthcoming in early January with the details.</p>
Renee Kuhlman	Mulloy Report Out	<p>8. Since Oct 19, 2022 there have been 9 Work Orders. 3 for Pest Control, 6 for various maintenance. There continue to be 3-4 Landscape calls per week.</p>
Norm Johnson	Pool Report Out	<p>9. Nancy reported the fencing is up. There will be 2022 work on the surface area. Landscaping will be completed in 2022.</p>
Allyson Cooper	Sharing and Caring Report Out	<p>10. Diane reported for Allyson –</p> <ol style="list-style-type: none"> a. Keep prayers for William Scott and Trevor Adkins. b. Paige Hessel's dog Rosie passed away. c. 2 long time residents move in November – Bev Miller and Kathi Passifume. We will miss them. d. The Klein's have a new puppy, Millie. e. The Elliott's have a new puppy, Chloe. f. There will not Book Club in December. The next meeting is the 4th Tuesday in January, 2022. The book for discussion is the Personal Librarian. g. Everyone is welcome to come see Tommy & Allyson's Christmas light in the back of their unit. It is a site to behold?
Margie Frye	Welcoming Committee Report Out	<p>Since the August Newsletter report, we have had 6 new owners.</p> <ul style="list-style-type: none"> • Marina Drive – 1, Barr Gardner. 9 for the year. • Marina Cove – 0, 1 for the year. • Harrods Cove – 1, Debra Longshore, 2 for the year. • Forest Lake Drive – 3, Dan Jordan, Shannon & Clifford Kraesign, Earl & Brenda Stringer. 8 for the year. • During 2021 we have had a total of 20 new owners. <p>Welcoming Committee members include:</p> <ul style="list-style-type: none"> • Margie Fry – Forest Lake Drive • Kit Delaney – Harrods Cove

		<ul style="list-style-type: none"> • Debbie Heavrin – Marina Drive. • Barbara Hopewell – Marina Cove • Lucinda Ray – Marina Drive • Diane Hansen – Board Lison <p>Karen Butke, Marina Cove, is retiring for the committee. We thank her as she has served many years.</p>
Community Expression		<p>11. Can we please have a handicap access from the pool area to the clubhouse deck and clubhouse bathrooms. (this will be sent to Norm for inclusion in the Pool work.)</p> <p>12. Owners can pay ahead on HOA.</p> <p>13. There is no Book Club in December.</p>
Next Community Meeting Date/Time		January 11, 2022 Election Evening, 7:00 pm Clubhouse
Adjourn Meeting		Meeting adjourned at 7:49 pm



Nancy Turner
President