

The Harbor on Harrods Creek
Board Meeting via Zoom
March 16, 2021
(this meeting was recorded)

Meeting was called to order at 7:03 pm.

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

Board member absent: Wayne Fulton
 Christine Holbert

Homeowners attended: 27 via zoom meeting at start

A motion was made and seconded to pass the minutes from the January 27, 2021 meeting.

Nancy Turner –

1. Donna Haag will be providing the landscape committee recap as Christine Holbert was not able to attend. Wayne Fulton was not in attendance so Diane Hansen will be taking the minutes. Resident leads will also be giving updates.
2. On January 26, 2021, the board approved a position regarding the building that was sided on Marina Drive and then was sent to all the residents.
3. A Code of Conduct was updated and approved by the board on January 28, 2021. All board members and resident leads have signed the document.
4. The Mulloy engagement process was approved on January 27, 2021. All updates and maintenance requests will handled by Mulloy. Any request under \$1,000 will be handled automatically; between \$1,000 and \$1,500 Mulloy will engage the lead person as to how we should proceed; all requests over \$1,500 will require a multiple bid process. The process is running smoothly and Mulloy provides a work order report monthly for the board to review.
5. The board will be formalizing the updated Rules and Regulations later this month and approved at the next community meeting. These will sent to everyone and added to the new resident welcoming packets.
6. Roofing and siding – no updates at this time.
7. Legal – we are continuing to work with our attorney on late HOA fees. There are just a few residents with late fees and they are being followed closely.

8. We are continuing to realign roles and responsibilities on the board. Rosie will be assuming sidewalks with Donna as back-up; Donna will be lead mailboxes with Diane as back-up; Rosie and Donna will be working with a resident group on our election process to have it in place by end-of-year as Connie will be moving from the community. The master deed follows the Kentucky horizontal law regarding the election process; the welcoming committee lead will now be Margie Fry.
9. The minutes will include a list of all the committee members along with the board liaison responsible for the roles.

Diane Hansen - Treasury report –

1. It was decided to keep the same reporting format Nancy developed for ease of transition.
2. Diane stated she does have an accounting background and is very familiar with the process.
3. Reviewed the numbers through the end of February. The marina rentals are starting to come in with slips leasing quickly.
4. The marina and Harbor are both keeping in line with the budgets. The Harbor is a little overbudget due to the snow removal at the beginning of February. This will balance out as the year progresses.
5. There is a lot of work being done with some (wisteria) still ongoing. The goal is to get it done and keep within the budget.
6. The report will be attached to these minutes.

Rosie Craggs – Flood Insurance; Road and Sidewalks; Election

1. Flood - There is a possibility flood insurance will be increasing. Rosie is working with a couple of agents to get bids on the flood insurance. Nancy stated Congress has created rulings and passed on to FEMA. Information can be found on Risk & Rating 2.0. The new pricing should be available around October 2021.
2. Sidewalks – 5514 Forest Lake side was leveled. There are 2 bids for further work needing to be done. The work will be based on need/danger on condition.

Wayne Fulton – Drainage, Plumbing and Leaks, Forest Lake Hill

1. He was not available to give an update as he could not attend.
2. Nancy updated the work orders for plumbing and leaks are usually work orders which are going through Brian.

Donna Haag – Landscaping

1. Nancy addressed the snow and ice removal in February. There is a contract with Greenscapes for snow removal which is al a carte. With 3 inches of snow and 1 inch of ice they will automatically come. If there is a need other than this, there has to be communication with Greenscapes for additional work. We will be looking to clarify the way this is handled in the future.
2. Mulching is beginning; if you don't want mulch, rope off your area with yellow tape. Lawn mowing will begin the 1st week of April.
3. Work continues on Forest Lake Dr on the Wisteria area. Further clean-up will continue.
4. Mailboxes – we will be replacing as many mailboxes as possible with the worst ones first.
5. Continuing to do research on replacing the stairways at the carriage houses. We are retaining bids to present to the board.
6. The goal is to keep the Harbor clean and free of trash including dog waste. Biggest complaint is dog owners not cleaning up after their dogs. Also, pick-up your cigarette butts and put your trash inside the garbage container.
7. The landscaping committee will be looking for volunteers to help clean the grounds on a monthly basis.

Tommy Cooper – Creek Wall, Newsletter, Automobile Stickers, Clubhouse

1. Wall - There has been a committee established for supervising the work on the creek wall. They will be making a trip out to see the condition on the wall. They will be including some of the work needed on the wall in the Marina contract being negotiated currently.
2. Newsletter – went out last Friday. The format will be for all committee chairs and board members to submit an article. It will be published quarterly.
3. Stickers – nothing has changed and we will not be discontinuing the use of them.
4. Clubhouse – the clubhouse is closed and we will not be renting it at this point. The cost of sanitizing before and after an event is not worth the cost of the rental. Renting it again will be contingent upon Covid regulations.
5. Storage Lot – nothing to report.

Rolf Klein – Marina

1. Rolf thanked Tommy for the help with the transition to harbor master.
2. Letters have been sent out introducing him as the new Harbormaster.
3. 14 residents held slips last year and so far 8 have paid deposits for this season. They have until April 1st and it is anticipated more will be rent again. It is anticipated the marina will be full again this season.
4. Reviewed the monies paid for this season and billing for electrical services.

5. The dredge permit expires the end of March. A new permit has to be requested from the government along with what will be done with the sediment. We will be requesting some of the this be used for the creek retaining wall. He will working with Tommy on this to get it completed.
6. There are some minor electrical repairs needing to be done.
7. They will be looking into changing the way the small boats have been stored on the grass hillside. This will be brought to the board for further discussion.
8. The parking lot clean-up from the flooding will be held off due to another rise in the creek. There will be a cleaning when all the flooding has subsided. We will be keeping the parking lot closed at this time due to the current muddy conditions.

Norm Johnson – Pool

1. Budget for pool is \$18,000 with Kentuckiana Pools contract cost \$9,000 leaving over \$9,500 left for additional upkeep. There are 2 projects identified for the pool:
 - a. Refencing and gate entrance for aesthetics and safety.
 - b. Resurfacing of the concrete surrounding the pool.

We will not be able to complete both projects this year. The committee has decided the fencing area is the priority and they are in the process of getting bids. Two have been submitted and waiting on another. He will provide a schematic and sample materials for review.

2. He has received requests for keys which will be held off in case we need to change the lock with a new gate.
3. COVID protocol will be fairly similar to last year. They will be asking for volunteers to help with sanitization.

Allyson Cooper – Sharing and Caring

1. Thank you to the contact volunteers from each building for sharing and caring. All but 2 buildings have contacts.
2. Connie Carroll has moved out and thanks to all her years helping with the Harbor elections.
3. Joan McComb has fallen and injured her shoulder; Donna O'Brien has had keen replacement surgery; keep in your prayers Jim Bramble, Barbara Ashley and Carol Demoise (lost her husband).
4. We have two (2) new residents – Joanne Berman and Michael and Jessica Haverly.

Bev Miller – Harrods Cove Water Project

The water company has brought a water vault from across 42 to our community due to the higher elevation. The committee met with the water company representative and they are receiving weekly updates. The trees and the berm were removed. They will have to dig up some of the street to bring in electricity. When completed, they will

rebuild the berm, replace trees and build a fence. They will also be repairing any ruts in the grass from the truck tires.

Kenny Mooser – Neighborhood Watch

The children will be headed back to school shortly so there should be a decline in crime. We have only had two (2) incidents in the Harbor which is low compared to some of the other neighborhoods.

Special Orders

Ron Jones will not be giving a siding update. This will be done at the next community meeting. He will have siding displays available with sample colors for the community to review.

Closing

1. Requested any questions/comments be put in the chat room. There were no comments or questions.
2. No New Business at this time
3. The next community meeting will be May 18, 2021 at 7:00 via zoom.

Meeting was adjourned at 8:06 pm