

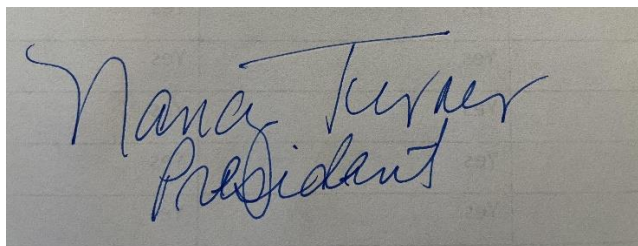
# Harbor/Marina Community Meeting Minutes – October 19, 2021

<b>Board Attendees</b>		Nancy Turner, Diane Hansen, Rosie Craggs, Wayne Fulton, Christine Holbert, Donna Haag, Renee Kuhlman Tommy Cooper – absent.
<b>Board Updates</b>		
<b>Nancy Turner</b>	<b>Meeting Chair</b>	<p>Call to order by Nancy Turner at 7:00 pm.</p> <p>Motion to approve the last meeting minutes of Aug 17, 2021 was made and approved.</p> <p>Architectural approvals include:</p> <ul style="list-style-type: none"> <li>• Kathy/Dave Jordan – 10/5/21</li> <li>• Earl Stringer 10/5/21</li> <li>• Rolf Klein 10/11/21</li> </ul> <p>Upcoming Dates:</p> <ol style="list-style-type: none"> <li>1. Before December 1, the board will complete the budget. Community meeting review/vote Dec 7, 2021. (this is a correction for the Dec 2 date that was previously stated.)</li> <li>2. On or before December 15, the owners will be notified in writing of the budget detail and each owner’s percentage of ownership.</li> <li>3. Elections on second Tuesday in January. January 11, 2022.</li> <li>4. On or before February 1, Mulloy will supply the owners with an itemized accounting of the previous calendar year, net over/under, and expenditures plus reserves.</li> </ol> <p>Elections –</p> <ul style="list-style-type: none"> <li>• The Call to Candidates goes out in November.</li> <li>• Nothing has changed on our voting process. There will not be mail in ballots as the Master Deed states voting proxy. There is a whole section in the MD about voting.</li> </ul>
	<b>Strategic Planning</b>	<p>The board is developing a 5 year plan as we are a 35+ year old community. Our biggest areas of focus are roofing, siding, the creek wall for erosion. After the first of the year the board will be addressing the future planning and options for payment. We are targeting March 2022 for communications<sup>1</sup> with the community.</p> <p>Cris brought a motion to the floor to have the Strategic Plan process for any assessment put into the minutes. Diane asked for more clarity. Rosie indicated we had already voted. The vote was to place the process approval in the minutes. This motion was not seconded.</p> <ul style="list-style-type: none"> <li>• Oct 5, 2021, the board approved the process of securing an assessment to fund the strategic plans by having 51% vote approval of the community for the Strategic Plan.</li> </ul>
	<b>Siding</b>	The K2 building on Marina Drive will begin in mid-November. Timelines have been delayed due to supply chain issues. Our goal is to

		side the building and get it paid for by the end of 2021. Information regarding new windows was sent several weeks ago to owners.
	<b>Roofing</b>	Presented a chart showing all buildings that are completed and those remaining to be re-roofed. There are about 5 new roofs planned for next year. All remaining roofs are between 15-20 years old. Our new roofs for this year are completed. We will only be doing work orders for the rest of the year.
<b>Diane Hansen</b>	<b>Financials</b>	The financials are also in the attached file. Expect the Net Income to go down as it should be based on these expenses. Diane stated if there are any question, feel free to contact her. She will be happy to go over any details needed.  As part of our Budget 2022 planning, we are evaluating any outstanding contracts. <ul style="list-style-type: none"> <li>Donna is working on snow removal and landscaping. She and Diane are evaluating new vendors who are excited to get our business.</li> </ul> Rumblings - <ul style="list-style-type: none"> <li>Diane indicated she has heard 'rumblings' of misappropriation of funds. She spoke to this and indicated she is disappointed this continues to come up at this time of year. She and the board have indicated multiple times if there are questions, please contact her for answers. Everything is black and white. The board does not issue checks. There are 3 levels of approval for bill payments.</li> </ul>
<b>Rosie Craggs</b>	<b>Insurance</b>	Gathering quotes which will be part of the 2022 budget for the Dec 7, 2021 meeting.
	<b>Roads/Parking/Sidewalks</b>	We completed all sidewalk plans to date. There are 3 other owners we are working with on hazardous sidewalk issues. These were unplanned.
	<b>Election Process</b>	Rosie will be pulling the Election Committee together. Others that were interested in being on the committee were to see Rosie after the meeting.
<b>Wayne Fulton</b>	<b>Secretary</b>	Wayne recognized Donna Haag for her quick response while on vacation for cutting down the pine tree on Marina Cove that was leaning at a 45' angle. It was ugly and dangerous.
<b>Christine Holbert</b>	<b>Drainage &amp; Soil Erosion</b>	We are continuing to address Allan Weller's driveway drainage situation on Forest Lake Dr. Just a reminder, if there is snow removal this year and anything is damaged, please notify Mulloy. We can then address issues with insurance company of the snow removal vendor.
<b>Donna Haag</b>	<b>Landscape</b>	To date we have 28 trees that have been cut down or trimmed. This does not include the one that fell on their own. Donna has created a list of every tree that needs trimming or removal, for a total of 59 trees. She is going to prioritize these for budget planning in 2022 and the future.  Donna is also looking to painting the fire hydrants. There are specifications from the fire depart & the water company on paint color.

	<b>Snow/Ice/Storm Debris Removal</b>	Donna is researching a new vendor for 2022.
<b>Renee Kuhlman</b>	<b>Work Orders</b>	<p>On average, there are 3-4 Work Orders per week. This does not include Landscaping or grounds issues. We do not track those as they go directly to Greenscapes or Donna. However, we do get 3-5 calls per week regarding grounds. This is why Donna is looking into alternate vendors for grounds and Landscaping.</p> <p>Work Orders:</p> <ul style="list-style-type: none"> <li>• 27% for pest control includes ants, mice, spiders, bees.</li> <li>• 27% for roofing/siding includes roofing leaks, rotten wood, soffits, siding.</li> <li>• These two categories make up over 50% of the WO.</li> </ul>
<b>Tommy Cooper</b>	<b>Creek Wall</b>	Diane Hansen gave the update – The gabian basket work has completed. The Creek wall in the area impacted has been stabilized. Tommy is looking into any future work.
<b>Resident Committee Updates</b>		
<b>Rolf Klein</b>	<b>Marina</b>	<p>The marina is full and there is a waiting list for 2022. We have kept up with maintenance, trees trimmed and electrical repairs.</p> <p>Dredging –</p> <ul style="list-style-type: none"> <li>• This is the single largest issue facing the marina.</li> <li>• Rolf has received approval on all the necessary permits to dredge, dump the sludge on the land, and haul it off.</li> <li>• Rolf is now pursuing discharge permits to dump the dredged materials into Harrods Creek. He has submitted the permits and is continuing to work with the MSD, and Ky agencies for approval.</li> </ul> <p>Canoes –</p> <ul style="list-style-type: none"> <li>• The blue canoe tied by the Marna gate belongs to Wayne. We have asked him to remove it.</li> <li>• Rolf will be looking into a canoe/kayak rack. During flood season we pull the rack to the storage area.</li> </ul>
<b>Norm Johnson</b>	<b>Pool</b>	The new fencing will be installed in mid-November
<b>Kenny Mooser</b>	<b>Neighborhood Watch</b>	It has been quiet.
<b>Allyson Cooper</b>	<b>Social Liaison</b>	<p>Diane reported –</p> <ul style="list-style-type: none"> <li>• Gabrielle and Joe had a baby boy. Wayne is a Grandfather!</li> <li>• The Scarboroughs had their 5<sup>th</sup> great grandchild.</li> <li>• Edie Cryder passed away</li> <li>• Priscilla and Judy's brother passed away.</li> <li>• William Scott has been moved to Frazier Rehab.</li> <li>• Pat Scott had knee surgery and is recovering.</li> <li>• Don't forget about Book Club Oct 26<sup>th</sup>. The book is Four Winds.</li> <li>• Special thanks to Lucinda and Margie for organizing the Musing on the Green. Donna for the fall decorations.</li> <li>• Jess and Jack Scarborough for edging and weeding eating by their dumpster. Dave Butke for cleaning up the leaves by the Harrods Cove dumpster.</li> </ul>

<b>Margie Frye</b>	<b>Welcoming</b>	Margie is taking the Welcoming packet to Earl Stringer. We have had about 10 new owners this year so far. More will be forthcoming.
<b>Community Expression</b>		<p>From the floor – there is a drain by Rosie’s on FLD that runs from the gutter to the middle of the yard, and pools. The sidewalk is starting to sag and it was replaced 4 years ago. We asked for a picture to be sent to Renee at Mulloy.</p> <p>Lucinda – relayed an issue about overflowing gutters. She will notify Mulloy with her concerns.</p> <p>Sondra – requested a sign be placed in the front indicating this is a private area No Turn Around allowed. We will look into getting this done in early 2022.</p>
<b>Unfinished Business</b>		none
<b>New Business</b>		none
<b>Next Community Meeting Date/Time</b>		Tuesday, December 7, 2021
<b>Adjourn Meeting</b>		Meeting adjourned at 8:15 pm.



Nancy Turner  
President

12/8/21

