

**The Harbor at Harrods Creek
Board Meeting Minutes – August 13, 2026
6:30 p.m. - Clubhouse**

The meeting was called to order at 6:32 p.m. by Rhonda Schladand

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

Homeowners Present: 40 (includes Board members)

Wayne's resignation – Rhonda announced Wayne Fulton's resignation as Board President and shared the thanks and appreciation for his service on this Board.

The minutes from the June 11, 2026 meeting were approved by the Board via email and posted to the Harbor website.

Report from the Treasurer: Kevin reported that we are financially sound with no issues at the present time. Details are posted on the website.

President Report: Rhonda led this part of the meeting in the absence of a President.

Rhonda welcomed Bobby Kyser as a new Board member as of October 1st. Bobby will complete a term left open by a previous Board member.

Thank you to everyone who has paid their assessment. If you haven't sent your check to Mulloy Properties, please make arrangements to do so as soon as possible. It is due on September 1st to avoid paying a late fee.

Rhonda shared that Louisville Metro Emergency Services is moving forward with the grant process for the BRIC (Building Infrastructure and Communities) and FMA (Flood Mitigation Assistance) grants for stabilizing areas along the creek behind affected condos. If the grants are approved, the HOA will be responsible for 25% of the grant amount or approximately \$375,000. There is the possibility that the Commonwealth of KY would participate and, if so, it would reduce our loan amount by 30%. However, Republic Bank is preparing a commitment letter for the total amount of the loan which would be repaid over several years, again, if the grant is approved.

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We received an update from our attorney, Neil Baine, regarding the lawsuit stating that Erie insurance is providing a full defense for the Harbor under a reservation of rights. Currently, a court date is set for May 2027 which may be subject to change. Rhonda and Lance suggested that if anyone has a specific question, they should forward it to the Board who will send it to the attorney for a response.

Rhonda shared that she met with staff from the City of Prospect regarding the proposed development for Prospect as well as the potential timeline for 3 roundabouts to replace lights at River Rd., Prospect Point, and Timber Ridge. There are more details regarding the July 2, 2026 meeting with Mayor Farnsley and they can be found under the minutes link on our website: theharboratharrods creek.com. Rhonda will be attending future meetings and will provide updates at that time.

Architectural Reviews:

- 5519 Forest Lake Drive – POD for moving – approved**
- 5510 Forest Lake Drive – replacement windows on sunroom - approved**

Reports from committees:

Clubhouse – Lance thanked everyone who has rented the clubhouse and noted there have been no reported issues.

Tennis court – Lance shared that Aphix is working on removing debris from the tennis courts and plans to seed and straw the area and expects to be finished by September 1st.

Landscaping – Lance is meeting with (3) companies for landscaping bids for next year.

Marina and storage Area – Kevin and Bobby Craven said there are 2 openings in the storage lot at this time and Tyler Boone said the marina is almost completely full. No issues noted at either site.

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Pool – Rhonda and Tim Schladand thanked Ralph and Rosemary as well as Damon for their dedicated service for the pool upkeep. The pool will be closing on September 20th.

Roads and painting/repairs – Mary gave an update on the paving which is expected to begin on September 8th; however, this is subject to weather conditions. A map of the Harbor with expected paving dates will be sent to each homeowner next week and posted on the website. We will need to move our cars as needed for the paving and any cars blocking the pavers will be moved at owner expense. Bobby Craven offered to open the storage lot for those who want to park their vehicles in the open space behind the lot.

Lawn care will be postponed while we are paving and we will not have dumpster service. For the dumpsters – please only place closed bags of food debris and dog waste so that we do not overflow the dumpsters. Please, NO large boxes, furniture, etc., ONLY food debris and dog waste should be placed in the dumpsters. It was also suggested that recyclable materials (separated) can be taken to the recycle center at 595 N. Hubbards Lane. They accept glass, metals, paper, and plastics and are open Tuesday-Saturday from 10:00 a.m. – 5:00 p.m.

Comments/Questions From Homeowners:

There was discussion about landscaping and painting issues which will be addressed after Board member review.

Debbie Heavrin from the welcome committee spoke about contacting new homeowners and that was followed by a request for a committee to be formed to update the packets given to new homeowners. Renee asked for volunteers for this committee. Renee also clarified the guidelines for changes to the Master Deed.

Anytime Waste Management will be contacted with our concerns for the hydraulic leaks from their trucks and the biohazard that is created by leaking debris.

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We have continuing issues with dogs that are either aggressive and/or off leash. Rhonda read the section of our Master Deed which states that, “....such pets creating or causing a nuisance or unreasonable disturbance shall be permanently removed from the property upon three (3) days written notice from the Board.”

With no other business to be brought before the Board, Rhonda thanked everyone for attending the meeting adjourned at 7:57 p.m.

Respectfully submitted,

Mary Starkey
Secretary