

Minutes for 5-8-2025 The Harbor at Harrods Creek

CALL TO ORDER 6:30 PM

ATTENDANCE-KEVIN WAGNER, TIM SCHLADAND, BOB BULLIS, LANCE BARKER, WAYNE FULTON, ROSIE CRAGGS, RENEE KUHLMAN

NOT IN ATTENDANCE-KENDALL PERKINS

APPROVAL OF PREVIOUS MINUTES
ALL APPROVED VIA EMAIL 4-26-2025

FINANCIAL REPORT BY KEVIN -ALL IS WELL AND IN BUDGET

PRESIDENT'S REPORT-

On April 16th Randy Hicks adjuster for Assured Partners Insurance and some board members met with residents at clubhouse for questions and answers on the flood coverage. He explained what was covered and what wasn't covered. He made it clear to keep receipts and take pictures of damage. After the meeting Randy and Rosie inspected approximately 25 units. Randy is still in the process of preparing the proof of losses.

May 5th was the last time I spoke with him and he is still processing the claims. I will keep residents informed as soon as I receive the proof of losses.

Creekwall- The Bric Grant has been terminated for this year. Amy Rose with Louisville Metro Services thinks she can put in for a Fema grant to cover the initial phase of the creek project. They also saw on the news the houses that were affected by the landslides into Harrods Creek right across from the Harbor's project. There will be meetings with Amy Rose with L.M. , Kiersten Fuchs with RES, and Rob Folsom with Vector Engineers to see if we can be awarded the FEMA HMGP grant. The board will keep you updated.

Arch Reviews approved via emails
5016 Marina Cove
6412 Marina Dr. Subject to insurance cert.
5007 Marina Cove
6400 Marina Dr.
6513 Marina Dr.

Kentucky Wide Clean Outs removed tiles from tennis courts and did a great job and at a very reasonable price of \$1475.00

Big shout out of Thanks for Christine and Virginia taking time out for cleaning carpets and professional cleaning of our clubhouse. The Holbert's also donated new pictures to give our new clubhouse Furniture even more of a shine!!

Update on Mengel contract- Neil (Harbor attorney) received an email from Mengel's attorney and Mengel has agreed to remove the storage fee of \$3,000 and wants to proceed with the contract and install siding. We now have to arrange for approximately \$75,000 of balance to be paid. Renee Kuhlman with Mulloy will discuss.

RENEE DISCUSSED AND EXPLAINED THE ASSESSMENT FOR THE BUILDING 6501-6509 MARINA DRIVE WHICH WE HAVE A CONTRACT WITH MENGEL IN 2023 AND WERE IN NEGOTIATIONS AND GOT SETTLED WITH ATTORNEYS MAY 2025.

SHE ALSO DISCUSSED THE US HAVING SUBMETERS FOR EACH RESIDENT WHICH COULD CUT DOWN ON THE COST OF OUR WATER BILL. THE COST COULD BE \$1,500 PER UNIT HOWEVER WE ARE JUST IN THE INVESTIGATING AND COST STAGE OF THIS BEING A POSSIBILITY

OLD BUSINESS- KENDALL WANTED TO AMEND DOC TO THE ARCH REVIEW AND KENDAL WANTS TO REVIEW STORAGE LOT PRICE WILL DISCUSS IN MEETING IN JUNE.

NEW BUSINESS- NONE

POOL REPORT- TIM SAYS NEW POOL CHAIRS TO BE DELIVERED MONDAY MAY 12TH, HE GOT SEVERAL BIDS TO RESURFACE CONCRETE AROUND POOL, \$15,000 TO \$50,000 WE WILL BUDGET FOR 2026 THERE WILL BE A NEW CODE TO POOL GATE AND HE WILL GET TO RESIDENTS. POOL WILL OPEN ON MAY 24TH . WE ARE WAITING FOR A REPAIR ON CIRCUIT IN POOL PUMP ROOM.

LANDSCAPE REPORT-LANCE AND BOB SAYS SEVERAL TREES TAKEN DOWN, THEY HAVE RIPPED OUT BUSHES AND HAVE INSPECTED LANDSCAPE REQUESTS.

BIG THANKS TO LINDA STEBBINS FOR GETTING OUR FLOWERS OUT FRONT AND ORGANIZING SOME RESIDENTS TO HELP TO PLANT. IT LOOKS AWESOME.

MARINA REPORT- CLIFF NOT PRESENT WE HAD PLUMBING REPAIRS TO PIPES ON DOCKS SOME DUE FROM FLOODING.

OPEN FLOOR- LILLIAN BURKE GAVE PRESENTATION ON SUB-METERING FOR WATER METERS TO EACH UNIT.

PEGGY LAUYANS ASKED QUESTIONS ABOUT THE SUB-METERS

CHRISTINE HOLBERT ASKED ABOUT WHY CANOES AND KAYAKS ARE LEFT ON GROUNDS AT MARINA AND ARE THEY PAYING RENT AND SHOULDN'T MARINA PAY A PORTION OF OUR WATER BILL.

WHY ARE ITEMS BEING ALLOWED ON COMMOM AREAS.

RESIDENTS IN ATTENDANCE: VIRGINIA AND CHRISTINE HOLBERT, MIKE BRITT, JEN HORVATNOVICH, CAROL DEMOISE, JANET SPENCE, KIT DELANEY, ANNETTE BATTLES, MARY AND BILL STARKEY, MARILYN MONOHAN, PEGGY LAUYANS, JOHN ASKIN, SANDRA RAMSEY, LILLIAN BURKE.

NEXT MEETING JUNE 12TH 6:30PM

ADJOURNMENT-7:29PM

EXECUTIVE SESSION WAS HELD

approved by *Phil Craig* 5-11-2025