

Harbor at Harrods Creek Condominium Board Meeting: March 14, 2024, Minutes

Agenda:

Call to Order:

- By President, Nancy Turner at 6:32 pm
- Board attendees: Nancy Turner, Rosie Craggs, Kevin Wagner, Linda Stebbings, Tim Schladand, Dave Duehmig.
- Not in attendance: Kendall Perkins

Approval of Minutes:

- February 8, 2024, meeting minutes approved.

Agenda/Discussion Points:

- Storage Lot – Kevin Wagner will follow up with Tommy Cooper for clarification on the storage lot process and use.
- Treasurer Report – Kevin Wagner
 - The February 2024 financials were reviewed.
 - Since the roofing was completed earlier in the year than in previous years, money from the Reserves was pulled to cover the invoice costs as the budgeted amount had not had time to accrue. Money will be returned to the Reserves later in the year. This was a timing issue.
- Discussion was held on changing the Annuitant on the Harbor Annuity. More information will be forthcoming before a decision is made.

New Business:

- Community Garage Sale – Christine Holbert is spearheading this effort.
 - June 1 is the Garage Sale date.
 - June 8 is the rain date.
 - More updates will be provided as we get closer to June.
- Entrance Guard Rail – this is on the Metro 311 list of items to be corrected.

Committee Reports:

- Roofing – Eclipse is evaluating the 8 oldest roofed buildings for future replacement needs. This will allow future boards to financially plan for future replacements.
- Newsletter - Kendall Perkins will send this out mid-summer.
- Pool – Work is set to begin the week of March 18th on the rewiring of the pump. Additional venting will be done to assist with the storage of chlorine.
- Pool – the pool will open on Saturday May 25. Tim Schladand is coordinating with KyAnna Pool. More information will be provided to the community as we get closer to May.

- Painting/Buildings – a motion was made by Nancy Turner and approved by the Board, to obtain estimates for painting the H1 building, replacement of chimney siding, and power washing buildings along Forest Lake Dr that back up to the hill. Once obtained, the board will prioritize the work.
- Landscape –
 - Linda Stebbins will get a quote for the removal of dead bushes.
 - Linda will work with Miguel to have the mulch lowered against the buildings. The mulch should not be against the siding.
- Marina – Cliff Kraesig, Harbor Master, sent out the 2024 Marina lease information for the 2024 season.

Approvals from the Board

- Architectural requests-
 - 5001 Marina Cove, approved 2/29/2024.
 - 5542 Forest Lake Dr., approved 2/15/2024.
- Tree Trim approval, \$2025, approved 2/22/2024.
- Drainage work by Case Foundation, 551 Forest Lake Dr. \$2400, approved 2/27/2024.

Announcements:

- The Harbor Book club meets on the 4th Tuesday of each month at the clubhouse. All residents are welcome to attend.
- *The 13th HOA payment is due by July 1, 2024.* It can be sent to the Harbor at Harrods Creek in increments or a lump sum. You will NOT be billed for this. The payment can be made via check or automated payment from your bank. If you are currently using the ACH method of payment, you will need to send a check as Mulloy will not take the extra amount from your banking account. Checks should be made to the Harbor at Harrods Creek Condo Association and sent to P. O. Box 950158 Department 52981 Louisville, KY 40295. All payments should be completed by July 1, 2024, to avoid a late fee. If there are questions, feel free to contact Rene Kuhlman at rkuhlman@mulloyproperties.com.

Next Meeting:

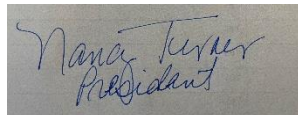
- April 11, 6:30 pm, clubhouse

Adjournment:

- By President, Nancy Turner @ 7:27 PM

- **Executive Session was held.**

Secretary or President Signature & Date:



3/18/2024

Our Master Deed indicates Association Meetings are to be held annually on the second Tuesday in January to elect new Board members and *Board meetings are to be held and conducted in accordance with such regulations the Board may from time to time adopt.* Standard Board Meeting protocol is to execute the business of the community by the duly elected Board members.

2024 Board Meetings will be held the second Thursday of each month. Residents are welcome to attend but there is no engagement while the Board meets to execute Harbor business. The residents are guests at these meetings. Minutes will be provided following the meeting and posted on the Harbor website, just as they are done currently. The Board may call an executive session from time to time to discuss confidential items. All residents will be excused from an executive session. There are no minutes from an executive session.

If a resident has an issue or would like to address the board, they should send their specific request to Renee Kuhlman at Mulloy (RKuhlman@mulloyproperties.com) to be added to the Board meeting agenda and addressed in the Open Forum. The last 30 minutes of each Board meeting will be allocated for resident questions to the Board.