

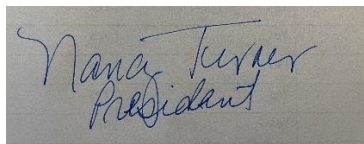
Harbor/Marina Community Meeting Minutes – 07/19/2022

Board Attendees		Poll of Board Members present: Mike Britt, Rosie Craig, Nancy Turner, Deb Longshore, Renee Kuhlman - Mulloy Properties Absent: Diane Hansen, Donna Haag, Tommy Cooper
Board Reports		
Nancy Turner	Meeting Chair	Call to order. 6:59PM Approve minutes from the previous meeting. 05/17/22 Approved as written. Architectural Requests – <ol style="list-style-type: none"> 1. Diana Skaggs pulled out landscaping behind deck. Board notified, list of landscaping to be trimmed 15ft up on trees nearby, Yes Approved. 2. Rich Wright request to take out dead bushes. 3. Damon request in June to replace deck and bring up to code, Approved 4. Jerry Maddox Gazebo request declined, per master deed can enclose or put up umbrellas for shade.
	Roofing	13 Roofs updated – 10 by the insurance claim and 3 with budgeted monies. \$216K paid from insurance claim, \$320K paid out in total, 25K to be recaptured by residents for skylights payments. 7 remain to be roofed in the next couple of years
	Siding	Mengel Siding Company should start in Sept- Oct. for the two buildings on Marina Dr. Board to talk about window replacement options next meeting. Board has guidelines and colors for windows, resident can request from Rene.
Debbie Longshore	Secretary	No update
Diane Hansen	Financials	Financials attached
	Social	<ul style="list-style-type: none"> • Margie Fry to research having music by the lady in the fall & possible Annual yard sale
Rosie Craggs	Insurance	No Update
	Roads/Parking/Sidewalks	No update
Mike Britt	Drainage & Soil Erosion	<ul style="list-style-type: none"> • All work has been completed, will evaluate during next heavy rain fall.
	Plumbing & Leaks	Being addressed via Work Orders.
Donna Haag	Lakes	No Update
	Mailboxes	<ul style="list-style-type: none"> • All work has been completed.
	Landscape, Snow Removal,	<ul style="list-style-type: none"> • The request to clear out foliage by lake behind the Marina Drive buildings will be evaluated as part of 2023 budget.

		<ul style="list-style-type: none"> • Board to confirm property line behind the buildings on Harrods Cove. • Request to remove mulch behind deck by pool. Will be done next year.
Tommy Cooper	Newsletter	No Updates
	Stickers	LMP recommends sticker/hanger for mirror Suggested SOP in Welcome Packet, to let Renee know of new owner and address
	Clubhouse	Cigarette butt cans have been placed out for smokers.
	Signage	No Updates
	Storage Lot	No Updates
Renee Kuhlman	Property Mgmt. Update	<ul style="list-style-type: none"> • Prefer emails vs phone calls to Mulloy, faster response and have a paper trail • Evelyne thanked Renee for taking care of issues with leak from fireplace • 28 work orders received • 36% Pest control, 32% drainage, gutter downspouts, • 18% siding • 14% misc. issues
Resident Committee Reports		
Rolf Klein	Marina	<ul style="list-style-type: none"> • Nancy for Rolf - Residents to have 1st priority of marina slips. • Dredging will start in September • Budget \$56K • 1 eviction has been completed. • 3 slips available • Rolf is enforcing rule attachment #39 boats, which says boats must be moved at least .5 miles and return every 60 days • Boards being replaced as needed on the walkways.
Norm Johnson	Pool	<ul style="list-style-type: none"> • New gate lock with code being installed 7/26 to be up to code at cost of \$3450, bid approved. • Getting bids for resurfacing of the pool, looking at September timeline for work to be completed. • 2023 project, power wash gazebo and replace rotten boards. • No clubhouse rentals until the pool is closed and covered. • A new gate lock was installed in July. • <u>UPDATE – THE POOL WILL CLOSE FOR THE SEASON ON SUNDAY, SEPTEMBER 11, 2022.</u>
Margie Frye	Welcoming	<ul style="list-style-type: none"> • 5 new residents
Rosie	Sharing/Caring	<ul style="list-style-type: none"> • Get from Rosie

		<ul style="list-style-type: none"> For info contact me Allyson Cooper 502.417.4477 or email allysonhome@gmail.com Hope ya'll have a great summer
Other		
Community Expression		
Special Orders		
Unfinished Business		Julia reports pipe not installed correctly, to take pictures and send to Renee.
New Business		
Next Community Meeting Date/Time		Moving community meetings to 3 rd Thursday September 15 th @ 7PM November 17 th @ 7PM December - TBD
Adjourn Meeting		7:53 PM

Secretary Signature and Date: _____



August 22, 2022

President Signature and Date: _____

Roofs – everything in green is completed.



July 2022 Financials

July 2022						
	HARBOR			MARINA		
Total Assets	\$565,657			\$200,838		
	REVENUE	EXPENSES	NET INCOME	REVENUE	EXPENSES	NET INCOME
Current Month Totals	\$126,419	\$190,212		\$3,418	\$2,213	
YTD Actuals	\$676,577	\$622,971	\$53,606	\$55,634	\$27,776	\$27,859
Annual Budget	\$816,375	\$816,375		\$56,000	\$56,000	
Notes	We will be using part of our reserves to fund the balance of the roofs not covered by the insurance claim. We will also side 2 buildings which will require additional funds from the reserve account.			Dredging to begin this in September.		