

THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING  
Date: 01/26/ 2021, Meeting held at 1016 Audubon Dr.

Called to order @ 6.00p.m.

Board Members: Chuck Hajduk – President  
Gary Anderson – Treasurer  
Austin Rivera – Secretary

Management: Constance Toles (phone) Highlander Group.

Guest: None

Motion to approve meeting minutes Oct. 26<sup>th</sup>, 2020. Chuck Hajduk second Gary Anderson.

**Treasures Report.**

1. Owner Aging report \$2,432.50
2. Dec. 31, 2020
  1. Operating Account \$15,700.21
  2. Reserve Account \$55,288.99
  3. Account Receivables & Other Assets \$2,881.50
  4. **Total Assets \$73,870.70**

**Board approved:**

1. Quote from Azul Gardens for \$1,600.00 to trim ornamental trees.
2. Quote from Mich. Property Network for \$2,200.00 to remove 2 dead elm trees behind 1016 & 1024 Audubon Dr.

Motion to approve financials: Austin Rivera second Chuck Hajduk.

**Presidents Report:**

1. Reviewed open work orders, found majority to be addressed in the spring.
2. Water usage showed improvement, except one building. Email to be sent to co-owners.
3. Approved alteration / modification request from 1015 Audubon Dr. to replace window and 1025 Audubon Dr. to install motion light behind unite.

**Management Report:**

1. Revised roof quote from Kerns increased \$10,000.00 to \$284,000.00.
2. Provide Gary pertinent loan information.
3. Vita Green snow removal contractor hit street sign at Audubon & Sandpiper, they have temporary fixed it. Permeant repair to be completed in the spring.
4. Check GFL senior discount.
5. Constance to organize meeting for all co-owners at the 300 Bowl to discuss roof replacement.

Adjourned @ 7:06 Submitted by Austin Rivera & Chuck Hajduk