

THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING

Date: 09/27/2021, Meeting held at 1016 Audubon Dr.

Called to order at 6:00p.m.

Board Members: Chuck Hajduk – President

Gary Anderson – Treasure

Austin Rivera – Secretary

Management: Constance Toles Highlander Group. Phone.

Guest: N/A

Motion to approve minutes 08/24/2021 Chuck Hajduk second Gary Anderson.

Treasures Report.

1. Owner Aging report \$1,849.00

2. June 30, 2021

1. Operating Account \$21,402

2. Reserve Account \$66,037.74

3. Account Receivables & Other Asset \$7,534.00

4. **Total Assets \$94,973.00**

Board approved

1. Raising HOA fees \$30.00 to \$325.00 and additional assessment of \$35.00 for roofs for 2 years.
2. Tentatively approves Healthy Homes of Michigan for \$10,273.50 to repair 1077 crawl space (water intrusion and mold) pending Constance vetting
3. Purchase can of red wood stain for community upkeep \$44.61

Motion to approve financials: Chuck Hajduk second Austin Rivera.

Boat Slip Update

1. Chuck Hajduk met (9/13/2021) with Nick Weait owner of boat slip H and (1109 Audubon) listing agent Rob Slowin regarding size of slip G. All parties are in agreement that boat hoist and finger dock have shifted since installation. Nick Weait and Boat Slip Committee agree to make the necessary repairs prior to Spring boating season. Reimbursement to come out of boat slip fund.

Highlander Group: Constance.

1. Snow contract to Vitagreen
2. Annual meeting notes posted on website and post email
 - a. Add information on how to get access to the Harbors website
 - b. Chuck to provide information to Constance
3. Find out about "flight control product" to deter sand cranes and get price.
4. Constance to verify Healthy Homes for crawl space project

Open Work Orders:

1. Missing shingles are waiting to find a match
2. 1103 Audubon Dr. water spigot
3. 1077 Audubon Dr. Down spout extension
4. 3405 Audubon Ct. gutter downspout plastic broken, needs to be added to work orders

New Business:

1. Board has tabled increasing board size from 3 to 5 until 2022
2. Include the following in 2022 budget
 - a. Repair 2 drain basins. Corner of Audubon Dr. & Audubon Ct. and Audubon Dr. & Sandpiper.
 - b. 3 curbs need repair (rebar beginning break away from cement) 1024 & 1025 Audubon Dr. and Sandpiper / Harbours Blvd.
 - c. Cap parking pad on Sandpiper. Chuck Hajduk to follow up.
 - d. Trimming of ornamental trees, removing all suckers.

Old Business:

1. Survey for fire hydrant placement to be followed up by Chuck Hajduk

Meeting adjourned at 7:13 pm
Next meeting: October 25, 2021

Submitted by Austin Rivera