

**The Harbours Condominium Association  
2021 Annual Meeting of Members**

Date: Monday August 30, 2021

Location: Onsite at the Harbours

Meeting called to order at 6:31pm

Statement of Quorum: 25 Co-owners both present and in proxies

Approval of last year minutes Motion to approve Sharon Kincaid, second Paul Turner, all in favor

**Presidents Report: Chuck Hajduk.**

Projects completed

1. Cleaning out of the canal of cattails to free the flow of water
2. Removed 2 large elm trees
3. Hand out regarding website, imploring co-owners to use the website which contains financials, board meeting minutes, governing docs, insurance policies
4. Handed out water leak chart to illustrate various sized leaks and water wasted
5. Request for water softeners to only be recycled once per week for 2 person family homes and go up accordingly
  - a. Every recycle uses around 40 gallons of water, with older units using 100 gallons of water
  - b. Waste of salt

**Treasures Report: Gary Anderson**

1. \$81,000 reserves 2021
  - a. \$71,000 reserves 2020
  - b. \$67,900 reserves 2019
  - c. YTD budget surplus through July \$6,300
2. Next years projects
  - a. Parking pad on Sandpiper
  - b. Seal coat parking pads
  - c. Trim oriental trees
  - d. Retaining wall on Sandpiper
3. Roof Financing
  - a. Board of Directors to put together 5, 7 and 10 year loan payment option finances and communicate the options with the community.

## **New Business: Robert Cobb**

### Roofing Committee Proposal

1. Roof redo delayed till prices Labor stabilize. Roofing repairs should be done until then.
  - a. **Boards response: Agree to hold for 2 years.**
2. Start increasing our condo fee to \$325 per month and take \$35 per month per unit for the general fund these monies will be deposited in the roof trust account that we establish.
  - a. **Board's response: Board agrees to increase \$30, totaling \$325 per month. Board does not agree with \$35 per month general fund contribution, as it would leave our operating reserve account with insufficient balance.**
  - b. **Board suggests an additional assessment of \$35 for two years for the roof fund.**
3. Establish permanent large expenditure committee for expenses over \$5000
  - a. **Board's response: Board disagrees, current board does not feel a committee is necessary. Our property manager Constance Toles negotiates all pricing of work above and beyond or fixed expenses.**
4. Increase board size from 3 to 5 members.
  - a. **Board's response: No objection from current board, however possible upcharges to change the bylaws needs to be evaluated.**

### **Election of Directors:**

1. One board position open
2. Janis Matta and Austin Rivera volunteered for position
3. Ballot count: Austin Rivera won a 3 year term

Motion to end meeting: Chuck Hajduk, second Austin Rivera

**Adjournment:** 8:31pm

Submitted by Austin Rivera