

**The Harbours Condominium Association  
2022 Annual Meeting of Members**

Date: Monday August 22, 2022

Location: 300 Bowl

Meeting called to order at 6:31pm

Statement of Quorum: 21 Co-owners both present and in proxies

Approval of last year minutes Motion to approve Sharon Kincaid, second Janice Mattis, all in favor

**Presidents Report: Chuck Hajduk.**

Projects completed

- A. Recapped Parking pad on Sandpiper. Sealed all driveways plus parking pads on Audubon Dr. Repaired at 1025 & 1085 Audubon Dr.
- B. Constructed gate between shopping center and Audubon Ct
- C. Canal sprayed for Lilly pads & emergent plants (3 times (\$200.00))
- D. Repaired mold & water issues 1077 Audubon Dr.
- E. Excepted bid \$6,600 to have 2 catch basins & curbs (not completed)
- F. Replaced ornamental trees at 1117 & 1058 Audubon Dr.
- G. Removed 2 dead trees behind 1073 & 1 1068 Audubon Dr.

**Treasures Report: Gary Anderson**

1. \$124,291 reserves 2022 (Roof Replacement Reserve: \$9,310)
  - a. \$89,444 reserves 2021
  - b. \$70,989 reserves 2020
  - c. YTD budget surplus through July \$12,828
2. Next year's Projects
  - a. Curbs & catch basin repairs.
  - b. Seal all driveways and parking paid on Sandpiper
  - c. Trim oriental trees. (January)
  - d. Review retaining wall Sandpiper parking paid.

**Election of Directors:**

1. One board position open: President
2. Chuck Hajduk volunteered for position
3. Ballot count: Chuck Hajduk won a 3 year term

## **New Business**

1. Discussed new pest Control Company. Will send email with phone and contract number.  
All critters (red squirrels etc.) contact Highlander Group
2. Gutter guard experiment
  - a. 1125 Audubon CT will have gutter guards installed to test effectiveness of the new system
3. Bark chips to be added to front entrance and Audubon island
4. Plants for front entrance sign area.
  - a. Plant onion based plants, as deer have little interest in eating them
  - b. Daffodils are an approved option
5. Salt storage
  - a. Salt to be stored at the end of Audubon Ct.
  - b. However, only salt used for The Harbors will be permitted to be stored there.  
Must be kept neat and organized.
6. Water usage
  - a. Check water softener recycle rate in your home
  - b. Household of two should recycle once per week maximum. Adjust according to size of household.
7. Web site: Email information on how to access site (User name and pass code etc.)
8. Post water usage chart on web site.

Motion to end meeting: Chuck Hajduk, second Janice Mattis

**Adjournment:** 7:16pm

Submitted by Austin Rivera