

THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING

Date: 07/24/23, Meeting held at 1016 Audubon Dr.

Called to order at 6:00p.m.

Board Members: Chuck Hajduk – President

Gary Anderson – Treasure **(phone)**

Austin Rivera – Secretary

Management: Constance Toles

Motion to approve last meeting minutes 06/26/23 Chuck Hajduk, second Austin Rivera

Treasures Report:

June 30, 2023 Financials:

1. Owner's Aging Report \$548.47
2. Operating Account \$14,588.80
3. Reserve Account \$96,078.19 **(\$70,000.00 CD)**
4. Roof Replacement Reserve \$23,940.00
- Total Reserves: \$120,018.19
5. Accounts Receivable & Other Assets \$11,153.73
- Total Assets \$145,760.72**

Board approval:

1. Azul Gardens to replace retaining wall Sandpiper (\$6,100.00)

Motion to approve Financials Chuck Hajduk, second Austin Rivera

Open Work Orders:

1. Constance to investigate water usage and water meter inspection (tabled for 3 months)
 - A. follow up 1068 Gutter work order
 - B. Missing singles 3400 Audubon Court and 1065 Audubon Drive
 - C. Consumers power, for exterior gas pipe issue 1143 Audubon Dr.

New Business:

1. Vegetation issue between 1135 Audubon Drive and 1143 Audubon Drive is 75% complete
2. Quote for irrigation behind 1143 Audubon Drive
3. Roof Companies:
 1. Source One Construction: \$297,000
 2. Kerns: \$335,700
 3. Rapid Roof: \$446,397
4. Motion to accept Source One as Roofing Contract Chuck Hajduk, second Gary Anderson
 1. Gary to provide roofing cost information to Constance by 7/27
 2. Check to make sure that no sub-crews are used

3. Gary to work up proposed HOA pricing.

Marina:

Schedule meeting in 2 weeks to discuss issues relating to boardwalk maintenance.

Highlander Group: Constance Toles

1. Put together an information packet for roofing decision for review during Annual Meeting
2. Water power backup sump pump needs to be primed monthly to keep seals moist. Further action is tabled
3. Vacant lot next & behind Building 3 (1125, 1135 1143 Audubon Drive), Constance to follow up with city regarding land lock property owner requesting permit for campground.
4. Constance to perform due diligence regarding Association property line and dock

Meeting adjourned at 7:20pm
Next meeting: August 14, 2023

Submitted by Austin Rivera