

THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING

Date: 6/25/25, Meeting held at 1016 Audubon Dr.

Called to order at 6:05 p.m.

Board Members: Chuck Hajduk – President

 Gary Anderson – Treasurer

 Joe Zeleznik – Secretary

Management: Constance Toles – The Highlander Group

Motion to approve 5/27/25 meeting minutes: Chuck Hajduk, second Gary Anderson.

Treasurer's Report:

1. Operating \$8,795
2. Reserves: \$129,929
3. Accounts receivable: \$2,067
4. Total other assets: \$4,200

Total Assets: \$144,991

Current Owner Aging: \$2,507

Financials:

Financial statements for May were reviewed.

Motion to approve Treasurer's Report Chuck Hajduk, second Joe Zeleznik.

Board Approved:

No motions were made.

Open Work Orders:

1049 Audubon-garage trim needs to be repaired.

1043 Audubon-front spigot leaking. Gutter guard is off-2 feet. Bent.

President's Report:

- Reviewed the Most Common Rules. Constance will modify and send out.
- Reviewed Exterior Decorations and Planting Rules. Constance will modify and send out.
- Constance will send out a "do not feed wildlife" letter to 3382 Audubon Court.
- Motion to table revising bylaws until 2026-Chuck Hajduk. Second Joe Zeleznik.

Old Business:

No business was discussed.

New Business:

Annual meeting-Monday, August 25, 6:30, at south Cul De Sac. Everyone to bring their own folding chair.

Highlander Group Management Report: Constance Toles

- G&G stating he never got paid for crack fill services in summer of 2024.
- Follow up with G&G regarding status of potholes in shared area at entrance.
- Priority Waste price is based on each individual home. We are charged for 38 homes every week regardless of the amount of garbage.
- Constance to check with Vita Green regarding snow removal contract.
- Constance to send email to email regarding bug control. No longer call on your own. Moving forward, please call Constance.
- Vita Green snow removal contract for 2025 - 2028.

Motion to adjourn: Chuck Hajduk, second Joe Zeleznik.

Meeting adjourned at 7:30 pm

Next meeting: Monday, July 28, 2025

Submitted by Joe Zeleznik