

THE HARBOURS CONDOMINIUM ASSOCIATION 2025 ANNUAL MEETING OF MEMBERS

Date: Monday, 8/25/25.

Location: Audubon Cul-de-Sac

Called to order at 6:30 p.m.

Board Members: Chuck Hajduk – President
Gary Anderson – Treasurer
Joe Zeleznik – Secretary

Management: Heidi Kassel

Statement of Quorum presented by Heidi Kassel: 18 Co-owners both present and in proxies.

Chuck Hajduk asked the Co-owners to introduce themselves

Approval of last year's minutes: Motion to approve is made by Joe Zeleznik, seconded by Karen King. All were in favor.

Election of Directors:

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

Treasurer's Report: Gary Anderson

1. Operating \$8,885
2. Reserves: \$129,130
3. Accounts receivable: \$2,721
4. Total other assets: \$4,206

Total Assets: \$144,942

Current Owner Aging: \$4,697

Gary mentioned HOA fees will go up in 2026 to maintain our community.

Motion to approve financials was made by Paul Turner second by Brad DePoole, all were in favor.

Presidents Report: Chuck Hajduk

Projects completed

1. Replaced 6 retaining walls
2. Sealed driveways and parking pads plus recapped 1 and repaired 5
3. Removed 3 large trees on Sandpiper.
4. Ornamental trees pruned in February.

5. General announcement: Please monitor your water usage. It is one of our largest expenses. Check your water softener, with one or two people It should only recycle once per week. Takes 50 gallons of water for one recycling.
Keep the front and back of your unit, neat and tidy.
When walking the neighborhood, please pickup any trash.
Spiderwebs, etc. is the responsibility of the co-owner to keep clean.

New Business:

- 1.The whole complex will be air rated fertilized and re-seeded this Fall.
- 2.Cul-de-sac island to be cleaned and renovated.
- 3.By-Laws to be reviewed and updated.
- 4.Acquire quotes from an arborist to determine treatment of our trees to prolong their life.

Motion to adjourn: Chuck Hajduk, second Gary Anderson.

Meeting adjourned at 7:02 pm

Next meeting: Monday, September 29, 2025

Submitted by Joe Zeleznik