

THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING

Date: Monday, 9/22/25.

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: Heidi Kassel

Motion to approve 8/25/25 meeting minutes: Chuck Hajduk, second Joe Zeleznik

**Treasurer's Report:**

1. Operating \$9,136
2. Reserves: \$149,298
3. Accounts receivable: \$3,875
4. Total other assets: \$4,209

**Total Assets:** \$166,518

Current Owner Aging: \$6,077

**Financials:**

Motion to approve financials made by Joe Zeleznik, second Chuck Hajduk.

**Board Approved:**

2-year snow removal contract from VitaGreen.

1025 Audubon installation of generator.

Remove gutter guards at 1125 Audubon.

Paying off error in our water bill of \$907. We will pay half this year, half next year.

**Open Work Orders:**

Squirrel in trap at 1085 Audubon.

**Old Business:**

None

**New Business:**

Please keep your unit looking presentable. It helps us all. If you see garbage, pick it up.

Gary and Joe to check front & rear spigots on all units for leaks.

**Highlander Group Management Report:**

Heidi to follow up with Harbour Point regarding bid from G&G at \$4,500 to make repairs on front entrance.

Follow up with Parker Services regarding water leaks at 1058 Audubon.

Follow up with 1024 Audubon regarding spigot.

Contact Arbor Tree to take a look at our trees to determine their overall health and what they would cost to maintain.

Motion to adjourn: Chuck Hajduk, second Gary Anderson.

Meeting adjourned at 7:04 pm

Next meeting: Monday, October 27, 2025

Submitted by Joe Zeleznik