

THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING

Date: Monday, 10/27/25.

Meeting held at 1043 Audubon Dr.

Called to order at 6:03 p.m.

Board Members: Chuck Hajduk – President

Gary Anderson – Treasurer

Joe Zeleznik – Secretary

Management: Heidi Kassel

Motion to approve 9/22/25 meeting minutes: Gary Anderson, second Joe Zeleznik

**Treasurer's Report:**

1. Operating \$3,958
2. Reserves: \$150,902
3. Accounts receivable: \$4,643
4. Total other assets: \$4,212

**Total Assets:** \$163,716

Current Owner Aging: \$6,083

**Financials:**

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

**Board Approved:**

One extra lawn cut for the year. The cost for this is approximately \$720.

New contract for Parker Services for opening and closing sprinklers spring and fall-cost \$520.

**Open Work Orders:**

**Old Business:**

None

**New Business:**

Joe and Gary will do a walk through to examine all outdoor faucets on 10/31/25.

Approval of 2026 budget.

Increase of monthly assessment to \$390 per year. Makes for an extra \$11,400 per year.

**Highlander Group Management Report:**

Heidi to follow up with Parker regarding spigots.

Heidi to follow up with 1049 Audubon regarding removal of soil and siding mold.

Accept asphalt solutions proposal.

Motion to adjourn: Joe Zeleznik, second Gary Anderson.

Meeting adjourned at 7:07 pm.

Next meeting: Monday, January 26, 2026.

Submitted by Joe Zeleznik.