

THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING

Date: Monday, 3/23/26

Meeting held at 1016 Audubon Dr.

Called to order at 6:05 p.m.

Board Members: Chuck Hajduk – President

Gary Anderson (via phone) – Treasurer

Joe Zeleznik – Secretary

Management: Heidi Kassel

Motion to approve 2/23/26 meeting minutes: Chuck Hajduk, second Joe Zeleznik.

Treasurer's Report:

1. Operating \$12,791

2. Reserves: \$155,570

3. Accounts receivable: \$11,053

4. Total other assets: \$1,407

Total Assets: \$180,821

Current Owner Aging (delinquent assessments): \$13,271

Financials:

1. Heidi to find out grace period for late payments on monthly assessments.
2. Heidi to get details on everyone who has a current outstanding balance. Send notice to people with outstanding late fees. Suggest people with ongoing balances outstanding sign up for autopay to avoid late fees on future HOA fees.

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

Board Approved:

Reimburse Co-Owner (3423 Audubon Ct) \$495.00 for leak repair evaluation.

Open Work Orders:

Leak resolved at 3423 Audubon Court.

Old Business:

Add corrected 2/23 meeting minutes to website.

New Business:

Contract EAZI Electrical and More to set up program for our community's use.

Contact C&G Cement-Clarkston. Have them come out to look at our curbs and quote us a price, preferably the week of April 20th.

Heidi to reach out to Harbour Pointe and Goosebusters.

No Swimming sign to be posted in boat dock area.

1125 Audubon-Heidi to follow up re sketches and dimensions for garden enclosure.

1125 Audubon-Azu gardens to remove gutter guards during spring gutter cleaning.

Heidi to reach out to township re fence between shopping center and Harbours.

3423 Audubon Court Heidi to follow up on sump pump installation.

Joe will check usage of dumpster at 1032 Sandpiper.

Highlander Group Management Report:

Motion to adjourn: Chuck Hajduk, second Joe Zeleznik.

Meeting adjourned at 7:17 pm.

Next meeting: Monday, April 27, 2026.

