

The Harbours Condominium Association

Minutes

Board of Directors' Meeting
Monday, October 26, 2020, 6:00 p.m.
Meeting to be held at Chuck Hajduk's

CALL TO ORDER & ROLL CALL / STATEMENT OF QUORUM

Board Members: Chuck Hajduk – President
 Gary Anderson – Treasurer
 Austin Rivera - Secretary

Management: Constance Toles - The Highlander Group – call in
Guests: No one has requested to be present.

SECRETARY'S REPORT

- Approval of Minutes – September 23, 2020
 - Motion Austin Rivera, Second Chuck Hajduk

TREASURER'S REPORT

- Motion Gary Anderson, Second Austin Rivera
Owner Aging report \$4,359.50
September 30, 2020
 Operating Account \$16,620.23
 Reserve Account \$51,974.87
 Account Receivable \$2,316.50
Total Assets: \$70,911.60

Board approved:

Review of 2020 expenses to date and 2021 drafted budget. It is apparent to maintain a healthy balance sheet our HOA dues will have to be raised in 2021

Motion to raise HOA dues from \$275.00 to \$295.00:
Chuck Hajduk second Gary Anderson

Motion to approve financials: Gary Anderson second Austin Rivera

Presidents Report

- Open work orders attached to email
 - Have Azul Gardens (Angel) give us an estimate to replace retaining wall behind 1043 Audubon Dr.
Water chart reviewed.
 - Roof replacement meeting tabled until January / February 2021
- Water chart reviewed

Management Report

- Two trees remain to be cut back behind 1135 Audubon Dr. unit
- Constance Toles to inquire about last W.O. concerning 1066 Sandpiper
- Irrigation – electrical for the pump house not working due to non-payment since February 2019. Service has been re-instated, balance owed has been rectified. Pump house is okay.
- Fall gutter cleaning?
 - Gutter cleaning scheduled for end of November
- Budget 2021 draft
 - Constance to look into Landfill cost
 - Elaine Kaufman, from Harbour Pte on the Lake. She is driving her dog over to your community. She has been sent a letter to walk her dog in the street but whether she is doing that or not, and her presence in your community is off-putting to several residents. I suggest a letter from the attorney, cost would be approximately \$350. Explain to Elaine, she is now considered trespassing and the police will be called next time she is in the community with her dog. Board considering taking legal action. Constance to reach out to Harbor Association to Give notice about Elaine trespassing
- Water usage chart – buildings 6 & 7 have high water usage, and an email was sent to the residents to fix whatever may be leaking. A follow up will be planned for one week to have the city run water tests, if no change, plumber will be sent in to find the issue.

Adjournment: 7:23pm

Next Meeting: 1/25/21 @ 6:00pm

Submitted by Austin Rivera