

THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING

Date: 10/25/2021, Meeting held at 1016 Audubon Dr.

Called to order at 6:00p.m.

Board Members: Chuck Hajduk – President

Gary Anderson – Treasure

Austin Rivera – Secretary

Management: Constance Toles Highlander Group. Phone

Guest: n/a

Motion to approve last meeting minutes: Chuck Hajduk, second Gary Anderson

Treasures Report.

1. Owner Aging report \$2,625.00

2. September 30, 2021

1. Operating Account \$15,296.39

2. Reserve Account \$67,381.25

3. Account Receivables & Other Asset \$7,502.02

4. **Total Assets \$90,179.66**

Board approved

1. Dry Basement Plus for \$14,907.15 repair crawl/foundation at 1077 Audubon Dr.
2. Closing fence between the shopping center and The Harbours located next to 3423 Audubon Ct. (out for bids)
3. Snow removal contract with Vita Green for \$11,760.00. No increase over 2020-2021.
4. 2 addition grass cuttings \$730.00 = \$1,460.00

Motion to approve financials Austin Rivera second Chuck Hajduk

2022 Budget

1. Reviewed 2022 operating budget.
Approved by Chuck Hajduk, Gary Anderson and Austin Rivera.

Highlander Group: Constance Toles.

1. Follow up on bids for curb and drain basin repairs.
2. TrueGreen Chemlawn bid for fertilization. (2 years)
3. Post 2022 Harbours operating budget on web site.
4. Send out hard copy to all Co-Owners regarding increase of HOA fees and additional assessment.

Open work orders

1. 1117 Audubon Dr. mouse issue.
2. Arbor Tree Service check large tree behind 1073 Audubon Dr.. Found no danger of tree falling. Follow up in the spring.

New Business.

1. Research gutter guards for building 3 1125,1135 and 1143 Audubon Dr.
(Spring)

Meeting adjourned at 7:20 pm
Next meeting: January 24, 2022

Submitted by Austin Rivera