

Harbor at Harrods Creek Board Meeting 7-11-2024 MINUTES

CALL TO ORDER

BY Rosie Craggs 6.31pm

Board Attendees: Kevin Wagner Rosie Craggs, Wayne Fulton, Tim Schladand, Linda Stebbins

Not in attendance: Kendal Perkins, Dave Duehmig

Approval of Previous Minutes:
6-13-2024 All Board approved

Secretary report: Not in attendance .

Treasury Report : See attached report:

President's report: See attached report:

Pool Report Tim Schladand See attached report:

Landscape Report: Linda Stebbins, See attached report:

New Business

Getting bids on trash enclosures.

Cindy with the State checked the trees in behind Forest Lake and said there were no trees in need of removing on their property. Pool repairs were completed and pool reopened on 7-16-2024.

Open Floor

Christine Holbert asked why should the residents in her building 6505 Marina Drive should be responsible for trimming trees in the rear. She brought to our attention that the board back in 2009 (approximately) planted trees for soil stabilization when creek wall was installed. It has been in the pass the residents who planted trees needs to maintain them. We said we would discuss and get back with her.

Newsletter out soon per Kendall Perkins

In attendance residents: Tom Craggs Jr., Virginia Holbert, Christine Holbert .

Next Meeting : August 8,2024 6:30pm Clubhouse

Adjournment by Rosie Craggs 7pm

Executive Session was held:

President's report:

Architectural review request approved by board
6501 Marina Dr via email.

We want to welcome our newest board member Wayne Fulton
who brings past experience serving many years

We approved a maintenance agreement from Eclipse for doing bi-annual
checks on all our buildings in need of repairs, etc. on 6-13-2024.

Friendly reminder to keep your pets on leashes and pick up after they do
their business.

Friendly reminder to keep your automobiles doors locked. It appears thefts
has dropped since past 2 months.

Whitehouse painting has started painting on H-2 Building on 7-1-2024.

Nu-Looking started pressure washing (brick, gutters, siding, garage doors,
on 7-8-2024 on units that are odd numbers on Forest Lake.

Revenues:

June 2024 Revenues were slightly higher than budget
this was due to storage lot fees being paid

YTD 2024 Revenues are also slightly above budget

Expenses:

June 2024 Expenses were \$18,00 above budget
this was mainly due to unbudgeted pool repairs and
Water bill continues to run higher than budget.

YTD 2024 Expenses are \$135,591 above budget
this is mostly due to Roof replacements that we chose to do earlier in the year to take
advantage of 2023 pricing - this should level out as the year proceeds.
Water and MSD bills that are running 44% over budget - we will need to increase this budget
item for next year.