

HaHC Board Meeting

4/11/25 Minutes

Flood Discussions & Information

Call to Order:

- **By Rosie Craggs @ 7:42**
- **In Attendance:** Rosie Craggs, Kevin Wagner, Bob Bullis, Lance Barker, Kendall Perkins, Tim Schladand, Wayne Fulton, Cliff Kraesig, Brenda Jones, Jamie Goodman

Approval of Previous Minutes:

- All approved via email on 4/6/25

Financial Report:

- Presentation of financial statements.
- Water Bill discussion see below

Presidential Report:

- LGC reviewed all exterior electrical meter banks and no major issues were found, just a couple of small missing breaker covers but isn't an issue now.
- February's water bill was \$28,154.97 and the month before was \$18,206.54 But most likely residents ran water to prevent frozen pipes. Renee sent me an email that she spoke with a vendor who can bill individual homeowners for water usage without installing individual submeters. We would have to check our covering documents to allow this. We could check with our attorney if you want Renee to do this? We decided as a Board to move this to the May meeting and collect more information.
- Update on Mengel contract: Neil sent out an email to Mengel's attorney around April 1, 2025 and hasn't heard back. He will send another email this week of April 7, 2025. Waiting on a \$3,000 fee that was added to the contract for storage.

- Clubhouse furniture is in at Bliss Furniture however we have to get rid of present furniture before they can deliver. St Vincent De Paul picking up old furniture on 4/18/25. Will schedule new furniture delivery for 4/21.
- Rosie made a motion to raise the clubhouse rental fee to \$150 and deposit to \$300. Kendall 2nd and all approved.
- Rosie is organizing a group of board members to walk grounds to check buildings for exterior condition and evaluate what can be painted with replacement of rotten wood versus siding. I would like to schedule in the first week of May. Bob is receiving committee members and a meeting & walk scheduled for May 10th at 10a.
- Alert blasts have been sent out on flooding and will be on insurance how to file a claim have been sent out
- Big shout of thanks to Rhonda Schladand for our awesome Spring Newsletter that she created, she's so so talented!! Thanks so much!!

New Business:

- Kendall made a motion to add an Amendment document to the Architectural Review that has contractors agreeing not to use our residential dumpsters for construction waste or they & residents receive a large fine. Tim 2nd, all approved
- Kendall wants to review the storage lot price, will discuss at May board meeting

Committee Reports:

- **Pool: Tim** (1) Waiting for an estimate for the concrete to mitigate the rough surfaces around the pool. (2) Tim & Damon available for the delivery of the lounge chairs; delivery estimated May 9th. There are boards that need replacing on the deck of the clubhouse; Kevin will fix. Tim makes a motion to get them replaced, Kendall 2nd, all are in favor. (4) Pool rules & new code coming to residents via flyer soon
- **Landscape: Bob** (1) multiple requests for grass seeding, tree trimming, bush removal. Lance and I are seeing what we can do ourselves or sub out to Miguel. (2) This Thursday's grass cutting was postponed due to flooding. (3) Since the spring newsletter went out,

I've received one request to be on the proposed building committee. Harbor residents who are interested in joining any of the committees can email me rwbullis@gmail.com Storage lot rental renewal notices were mailed this week. (4) Miguel quoted \$1200 to take down 3 dangerous trees in the storage area. Lance 2nd, all approved. (5) Flood damage clean up party for residents, TBD.

- **Marina: Cliff** (1) Please complete the attached Marina dock space agreement and return it to me along with your payment BEFORE MAY 1ST at: Cliff Kraesig 5554 Forest Lake Dr. Prospect, KY 40059 (2) If you still owe an electric bill, please pay that as well, to not receive a fine. (3) If you do not intend to renew your lease, please let me know via email. **In other Marina news....** (1) The main parking lot has been cleared of mud and debris from recent flooding, and the remaining wood debris on land will be cleared soon. (2) The dock water system is not currently working. If you need water you must hook a hose up to the main spicket and run hose to your boat. This problem will be addressed by a plumber asap. (3) There have been multiple complaints about unleashed dogs at the harbor. Please follow the dog leash requirements on the docks and in the entire harbor area. No unleashed dogs are allowed on the docks or in the harbor parking area. (4) Please put all trash inside the dumpster. Trash cannot be left outside of or next to the dumpster or trash collector will not pick it up and the dumpster may remain full. New fines being put in place to mitigate improper use of residential dumpsters.


Open Floor:

- FLOOD Discussions at the start of the meeting & Flood Victim Insurance Meeting scheduled for Wednesday, April 16th at 9a at the Clubhouse.

Next Meeting: May 8th 6:30p

Adjournment:

- Rosie Craggs @ 8:39p

 4/16/25