

Harbor at Harrods Creek Board Meeting:

September 12, 2024 Minutes

Agenda:

CALL TO ORDER:

BY President Rosie Craggs at 6:30pm

Board attendees: Kevin Wagner, Kevin Wagner, Tim Schladand, Linda Stebbins, Rosie Craggs

Other Attendees: Renee Kuhlman, Rhonda Schladand

Not in attendance- Wayne Fulton,

Approval of Minutes:

August 8, 2024, meeting minutes approved.

Secretary Report:

Treasury Report: Kevin Wagner

See Attached:

Property Mangement Report: Renee Kuhlman

President Report: Rosie Craggs

See Attached:

Pool Report Tim Schladand:

Tommy Cooper approached Tim on 9/10/2024 and reported that there is a green marshy/wet area on the the hill between the pool and marina. He noted Miguels' had a lawn mower that got stuck in that area.

Landscape Report: Linda Stebbins

Old Business:

Leak on driveway on Marina Drive was repaired.

Revenues:

July 2024 Revenues included the 13th month HOA fee
this was included in the budget

YTD 2024 Revenues remain slightly above budget

Expenses:

July 2024 Expenses were \$11,00 above budget
this was mainly due to landscaped expenses that were incurred earlier in the
year but not billed until now.

YTD 2024 Expenses are \$147,255 above budget
Roof and Gutter expense is \$82,593 over budget
this is mostly due to Roof replacements that we chose to do earlier in the year to take
advantage of 2023 pricing
Water and MSD bills are 44% over budget - \$28,551
we will need to increase this budget item for next year.
Professional fees (legal expense) are \$17,278 over budget.

Presidential Report:

Architectural Reviews approved:

6515 Marina Dr -approved via email 9-10-2024

5008 Marina Cove-approved via email 9-10-2024

We want to give a big Thanks for Rhonda Schladand for New Letter written and distributed to the community.

I am working on getting insurance bids from other insurance companies.

Kevin and I will be working on figures in October for 2025 budget

On 9-10-2024 We had our first meeting with Amy Rose from Louisville Metro along with Bobby Cravens, Kevin Wagner, Tim Schladand, Rosie Craggs who is assisting us with guidance on applying for grants for our stabilization of our creek banks Bobby Cravens is working diligently on contacting numerous agencies and public official who can help us proceed on aiding us with costs of this project. This project will take time to apply for grants, Amy is working hand and hand with Vector Engineers who have given us proposals in previous years. We will keep you updated thru this process.