

Harbor at Harrods Creek Board Meeting 6/13/2024 MINUTES

Call to Order

By Rosie Craggs 6:32pm

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

Not in attendance- Dave Duehmig and Kendall Perkins

Other attendees- Renee Kuhlman and Neil Baine Harbor attorney

Approval of Previous Minutes:

5-9-24 All Board Approved.

Secretary report: Not in attendance.

Treasury Report Kevin Wagner: April 2024 Revenues were as budgeted
YTD 2024 Revenues are slightly above budget

Expenses:

April 2024 Expenses were \$8,300 below budget this despite a one time mold remediation expense of \$8,700 that was not budgeted
Water and MSD bill that are running 38% over budget.

YTD 2024 Expenses are \$92,000 above budget but 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.

Property Mangement report: Renee Kuhlman.

Gave up date on work orders Building H-2 to start painting end of June 2024.
Waiting on Pressure washing bids.

President's Report:

5-9-24 Rosie Craggs was voted in as President and Kevin Wagner,

Tim Schladand Vice President and Kevin Wagner is Treasurer as well.

Architectural review approved on 5601 Harrods Cove 6-7-24
5602 Harrods Cove 6-3-24 via email.

Received several bids on repairs on siding and chimneys that will be discussed and our options and which ones to be voted on for approval.

Kevin and I had a meeting with Vector Engineers couple weeks ago and we are still collecting information and checking with various agencies to see if there are any grants or monies available now or in the future.

The Board and Community want to extend our deepest sympathy with the passing of several of our long time residents recently Judy Althouse (Priscilla's sister), Jerry Maddox, and Allyson Cooper. Our prayers and thoughts go out to their family and friends and these residents will be missed immensely.

Committee Reports:

Landscaping Linda Stebbins: State Representative to check on tress on their property that back up to Forest Lake (Tuesday) and get back with us on the condition and if any trees need to be taken down.

Pool Tim Schladand: Pool to close 6-11-2024 to be drained and sealed and make repairs. Should finish on 6-13-2024.

Tim to make a sign to close umbrellas when finished as a courtesy and taking care of our property.

Tim suggested to replace pool chairs (will be discussed later)

Marina

Old business: Yard sale on 6-1-2024 was very successful. Big thanks to Christine Holbert and others on Committee for heading up this event.

Will Clayton and Eric Armstrong with ADT spoke to the board and residents.

New Business: We want to welcome Wayne Fulton as our newest board member he brings lots of past experience and wisdom.

Annoucements: Reminder to make your 13th payment on or before 7-1-24. Must mail check (only) send to Harbor at Harrods Creek condo association

P.O. Box 950158 Dept 52981 Louisville Ky. 40295. Make checks out to The Harbor at Harrods Creek Condo Association.

Open Floor No questions from residents

In attendance residents : Abbey Dondanville, John Askin, Bob Bullis, Brenda Jones

Next Meeting July 11,2024

Adjournment by : Rosie Craggs 6:57pm

Executive session was held.

Sign. In. Sheet 6-13-24

Abbey Dondanville	6422 Marina Dr.
John Esker	6420 Marina Dr.
Bob Bullis	5508 Forest Lake.
Buenda Jones	6395 Marina Dr.