



BOARD MINUTES

DATE: Tuesday, June 11, 2024

TIME: 4:00 pm

LOCATION: Via Webex

Terri brought the meeting to order at 4:03 pm.

Minutes:

Sam motioned to approve the May 16th, 25th and 29th Board Minutes and Keith seconded. The motion passed unanimously.

President's Report:

Terri reported that there will be new signs for the Pickleball, Basketball and Tennis courts. The signs will be placed on the entry gates. The signs will be stating "Play at your own Risk".

Terri reported the key cabinet in the POA office has been worked on and the lock is working properly. This cabinet secures the keys for the POA.

The next order of business was mileage reimbursement for the POA office manager. In the past the mileage reimbursement rate was .42 per mile. The federal (IRS) rate is .67 per mile and the Arkansas rate is .66 per mile.

Sam moved to approve paying at the IRS rate of .67 per mile, Keith seconded the motion.

Terri reported that earthquake coverage is available through CrossPointe Insurance. The board discussed the options and decided the risk is low for this area.

Sam motioned to not take the earthquake coverage and Bill seconded the motion.

The last order of business Terri discussed was the Insurance assessments, all owners will have an insurance assessment on their July statement. With the price increase in insurance coverage the board decided an assessment was necessary. The amount is to be determined.

Keith and Terri opened a discussion about unit owner insurance requirements. All units are covered by the master policy held by the POA. The board suggested unit owners purchase an HO6 policy in addition to the master policy.

Treasurer's Report:

Keith reported that the May financials were complete.

Keith discussed how to pay for the insurance premium. The options are to pay upfront or make payments. Terri and Keith are in favor of paying upfront, the money will be recouped in the next couple of months, through Insurance Assessments.

The total amount for the insurance premium is \$245,004.08

LLC Financials:

May financials for the LLC are \$48,305.12 account balance, with expenses totaling \$26,000.00 for the year.

Property and Grounds Report:

Jacob reported on the sewer dechlorinator. The project is complete, and currently waiting for the engineer to come and sign off on the project.

Once the engineer completes his inspection all the final paperwork can be sent to ADEQ.

Pool update: On the Saturday of Memorial Weekend, the pump went out on the Phase III pool. Jacob had the parts to repair the pump and it is running well now.

23 Pine Cove a request was sent to the board to build a separate walkway to add to the current walkway. The board decided that the additional construction and maintenance cost to the overall community for a separate walkway to serve the two units cannot be justified as the existing walkway provides suitable access. The POA has a policy to not remove trees unless they pose a safety hazard.

Kent reported everything is going well on the grounds. He and his crew are mowing, weed eating and cleaning roadways.

Office Manager Report:

Amanda reported that there are 3 delinquent accounts. Emails were sent prior to the meeting. All the owners have made arrangements to pay. Some owners have asked for their statements to be emailed. Amanda will reach out to Mary and discuss this option. Amanda reported that there was one betterment request. The request is for 36F South Crescent, to extend the roofline over the porch. The owner would like this extended to prevent damage to the porch boards.

Other:

Amanda also reported that a unit owner had contacted the office and was inquiring about possibly adding fiber optic internet to the Harbor East community.

The cost of adding fiber optic internet is not doable for the POA at this time.

The upper window is broken at the POA office, Amanda has Sentinel Glass coming to give a quote to repair/replace.

Michelle and Amanda have been reviewing rental guidelines from other communities, to see if Harbor East can benefit from adding some rental guidelines. They plan to meet and discuss some guidelines.

Terri reported the POA has purchased new office furniture. The purchase includes a desk and office chairs.

The board adjourned at 5:13 p.m.

Board Member

Date

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