

Adjournment:

Time:

HARBOR OAKS PLANCE, INC.

Board of Directors Meeting

Tuesday, March 5, 2024

Location: Social Room, First Floor

Call to Order – Time 6:33

Confirmation of meeting notification: Yes, posted Friday 2/29/24

Establish a Quorum: Yes – Dave, Dan, Carey, Lisa present as well as Tim from Ameritech

Waived reading of January 2nd meeting minutes, approved the Minutes of the January meeting and the Board Reorganization meeting – motioned to approve: Dave and seconded: Dan

Financial Report given by Gary: January financials showed net income of \$9,200. This was due mainly to timing differences - prepaid maintenance fees and not spending what was budgeted for repairs. Our cable bill was also renegotiated.

Agenda:

- HOA fees:

There has been confusion over the amount of maintenance fees to be paid in 2024. The confusion stems from a last-minute increase in the budget by \$5,000 that was not reflected in the payment booklets that were mailed to residents. Tim took responsibility for this error. Dave made a motion to leave the fees at the lower amount, 2nd by Chris and approved by the board. Tim will send out a e-blast regarding the amounts to pay and adjustments will be made for those who paid different amounts.

- Trash Chute:

The Board is trying to get the PVC pipe behind the trash receptor removed. This should solve the issue of trash missing the bin. The quote has not been received at the time of the meeting.

- Water Main Lines:

The Board requested a quote to reline the water lines – did not receive a quote by the time of the meeting.

- Sprinkler System

The board determined that a water softener for the sprinkler system was not economical and are looking into having the water treated but have no quote on that cost.

- Sale of 206

Per out attorney the decision to sale the unit is a board decision. Dave made a motion to sell the unit after getting a market analysis.

Seconded by Lisa. The renter has expressed interest in purchasing the unit. Residents will also be given priority in the sale.

- Postings by Elevators:

All postings by the elevators need to be approved by the board prior to posting. Social Club postings are automatically approved.

- Balcony Tile Removal:

The deadline to complete this is past due. The board is giving those who have not completed the removal 30 days to report their timing. It was mentioned that there is possibly a similar issue with the railing where water can get in where it attaches to the wall. This needs to be sealed.

For those who did not need to remove their tile, it was noted that you should seal it twice a year.

- Smoking Policy

The policy is no smoking (including pot) in the common areas, elevators, and hallways.

New Business:

- Carpet cleaning:

This will cost slightly over \$1,400. Dave made a motion to approve the expense and it was seconded by Lisa. The Board voted to approve.

- There was some vandalism in the parking lot on a visitor's auto that was left unlocked. Dan reminded all to lock cars.

- There was another water leak this week. It appears that the owner had turned off their water when they were away as per guidelines. The leak occurred when they turned the water back on. The surge caused the line to the refrigerator to burst. It is highly recommended that when you turn your water on, you do it slowly.

Adjournment Time 7:35