

HAMPTONS AT HARBOUR POINTE CONDOMINIUMS
5300 Harbour Pointe Boulevard, Mukilteo, WA 98275

Board Meeting Minutes
Hamptons at Harbour Pointe Club House
8/05/19

BOARD MEMBERS PRESENT: John Wahl, Brenda Wahl, Steve Bell and Kevin Holst
BOARD MEMBERS ABSENT: Dr. Said Sokhandan, Dorina Ghiran
PROPERTY MANAGER PRESENT: Stan Kuligoski
OWNERS PRESENT: None

Meeting called to order at 5:55 pm and a quorum was met. Minutes from previous meeting on June 12, 2019 were reviewed and approved.

- I. FINANCIALS:
 - a. Account balances reviewed and accepted.
 - b. Minimal delinquencies, and reserves are building nicely.
 - c. Financial statements will be provided in Excel format and will include detailed monthly balance sheets.

- II. MANAGEMENT REPORT/OLD BUSINESS:
 - a. Entry sign has been approved by The City of Mukilteo and will be installed by the end of August, 2019.
 - b. The Board is revisiting additional landscaping improvements. Obtaining bids for mulch/bark/ground cover to protect exposed roots and improve street appeal.
 - c. Steve Bell followed up with Myron Travis, City of Mukilteo Block Watch Program. Once signs are obtained they will need to be installed throughout the complex.
 - d. CD rates are being reviewed for investment of our reserve account.

- III. NEW BUSINESS
 - a. Kevin Holst noted our American Flag at the complex entry is ready to be retired, a new flag will be installed soon.
 - b. Steve Bell has been working on developing a new website for our Association. This will help residents stay in the loop with what's happening in the community, promote good communication and access current HOA Meeting Minutes and Governing Documents. Stay tuned for our launch date, thanks Steve!
 - c. The Board is in the process of reviewing the current reserve study to identify and prioritize upcoming maintenance and improvements over the next 5-10 years.
 - d. The Board voted unanimously to release Dorina Ghiran as a Board Member due to lack of communication and attendance at Board Meetings.
 - e. Steve Bell proposed a method to objectively track our HOA Board goals and we'll discuss more at October's meeting.
 - f. Stan Kuligoski received a complaint about a problematic renter and is working with the owners of said unit to resolve the situation.
 - g. We discussed timing for the upcoming annual HOA budget meeting and will be set for sometime in November of 2019.

Next meeting scheduled for October 1, 2019 - 6:00pm at the Hamptons at Harbour Pointe Club House. Meeting adjourned at 6:50 pm.