

PROXY

For the Washington Harbour Homeowners Annual Meeting to be held on Tuesday, March 12, 2024 5:30 PM on Zoom, the undersigned member of Washington Harbour Homeowners' Association hereby appoints:

(Name of person you are *appointing to vote for you*)

with power of substitution, to vote for and on behalf of the undersigned in connection with the election of new directors or discussion of other business.

_____ L.S.
Your signature

Unit: _____

Date: _____

If you cannot attend the meeting, please return your signed proxy in the enclosed self-addressed envelope by Saturday, March 9, 2024.

Washington Harbour HOA
Board of Directors Meeting: February 20, 2024
Thanks to Tammy Holloman for hosting the meeting.

Present: Roland Wyman, Beverly Casey, Laura Beth Sutton, David Edwards, Jo Woolard, Tammy Holloman and Sandy Martin (by phone);

Roland opened the meeting at 5:14 PM.

The January 22024 minutes were previously approved by email unanimously by all the directors and are affirmed at this meeting.

Financial Report – Beverly Casey

Account balances as of January 31, 2024

General Account: \$40,126.31

Seawall Account: \$39,275.93

Reserves \$45,928.44

Beverly's reports attached/enclosed.

Arrears

Unit 120 is in foreclosure. The company that is renovating unit 120 has paid all the balance of 2023 dues and is paying 2024 dues regularly.

Unit 204: The secretary will work with owner as long as there is progress. The owner is continuing to work with the secretary and paying along on this account.

Landscape Report – Jo Woolard

*The City of Washington will resume the work on the pumping station fencing soon. They are working between other city jobs but this project is costing the HOA nothing.

*Paving Project: (Beverly reporting) History: Brandon of Bolick Asphalt has worked at the Harbour on the first phase of cleaning and filling cracks in parking lot. This part of the project was \$6000.00 and has been paid from the general account. David moved to approve the second phase of work. Jo seconded the motion. All were in favor. Brandon proceeded with concrete repair of the sidewalks and has completed this part of the project. This part of the work was \$3700.00 and that has been paid out of the general funds. The Board appreciates the cooperation of the residents moving their cars when needed.

Community Relations

The Washington Harbour owners take a dim view of using units for short-term rentals. Please be advised that anyone planning to use their units for short-term rentals such as VRBO or Airbnb must provide the renters with the HOA rules and regulations <https://washingtonharbour.org/residents/owner-info/> and provide a signed copy to one of our board members. Berthing permits for boats and kayaks must be arranged in advance. Please understand that the unit owners may be fined if the renters fail to follow the rules. Please review the pool rules. You will see that if guests use the pool, an owner of that unit must be present. "The enclosure of the pool and its area are private property, for the use of residents. It is not a public facility. Residents may bring their family to the pool. Non-family guests are limited to 4 at a time and must be accompanied by the owner. The total number of people using the pool at one time, from any one unit is six. Residents are responsible for the actions of those they have invited."

Docks – David Edwards

Nothing new going on.

Pool – Tammy Holloman

*Tammy wanted to thank David Edwards for stepping in as pool liaison when she wasn't there in regards to the Pearl Pool Plastering project. She reported that the new tile is in the interior; the old plaster has been taken up and the area replastered. They have put new drains in the bottom and are at the place where an electrician needs to be called if the HOA wants the pool illuminated. The electrician alone would cost between \$1500 and \$2000. The directors discussed this. The Health Department has strict guidelines if a pool is illuminated so people are out there at night. This would be costly and the board feels it would be best to keep the hours of the pool from sunrise to sunset to avoid many issues that could come up.

*Tammy is going to have the phone company look at the phone line again at the pool to check the outlet. She is going to try and do something about the old box that is an eyesore.

Waterfront Committee:

Dick and Roland are working diligently to identify funding sources.

Capital Needs Assessment: Beverly Casey

We are now at the point where our capital needs are in our face. Major work to parking lot and swimming pool are being carried out.

*Prior History *Necessary pool repairs extend beyond the scope of simple tile replacement. During inspection by Leak Locators, we were able to caulk the leaks to get us by for the 2023 pool season. However, we were advised if the leaks are left unattended for another season, they could affect the structural integrity of the pool. Addressing the cause of the leaks and required repairs is crucial to prevent further damages and to ensure the pool remains a valuable and enjoyable asset to our community. We are currently performing due diligence by obtaining quotes from multiple providers and hope to enter into a contract pending clarification of a few items.*

Update: The updated quote from Pearl Pools Plastering was \$50,671.51. The board approved this bid unanimously because of the warranty being provided and the lower cost. These funds will come from the Reserves account. The pool at the Harbour is a main asset and must be repaired properly and preserved. This project was one that couldn't be put off due to the extreme consequences. This will be paid in four installments with the deposit of \$12,667.88 for a fall start.

* There is a plan on the table to do the repairs to the parking lot, potholes, sidewalks and seal coating in stages due to the unexpected expenditures on the pool. This plan is in the active phase.

The next directors' meeting will be Tuesday, March 12th, 2024 at 5:00 and will be on Zoom. The HOA annual meeting will follow at 5:30 PM on Zoom. The main business will be electing two people to replace Tammy Holloman and Beverly Casey (who completed Janie's term of service). These two directors have been a real asset and the board is nominating them to be reelected for a new three-year term. For continuity and proven worth, the board encourages the members to reelect these two directors.

**The 2024 annual business meeting will be on March 12th, 2024 at 5:30 PM.
This will be a zoom meeting.**

Join Zoom Meeting

<https://us02web.zoom.us/j/84484609666?pwd=NXhUMEVtNW1qZWV4L1VObG5taHFJQT09>

Meeting ID: 844 8460 9666

Passcode: 4G70eh

One tap mobile

+13092053325,,84484609666#,,,,*712257# US

+13126266799,,84484609666#,,,,*712257# US (Chicago)

There being no further business, the meeting was adjourned at 5:53 PM.

Respectfully submitted,

Sandy Martin, Secretary

ENCLOSED PLEASE FIND PROXY FOR THE ANNUAL MEETING. PLEASE SIGN AND GET IN MAIL SO THAT IT IS RECEIVED BY MARCH 9TH BY THE SECRETARY.

Reminders



**DUES FOR JANUARY–DECEMBER 2024
WILL BE \$197.50 PER MONTH**

Keep your home and car doors locked.

**

No RVs, boats, trailers or their combination shall be stored on common areas, including the parking lots, for periods exceeding 48 hours, except under emergency severe weather conditions. See the Washington Harbour Rules & Regulations.

**

Please don't park on the grass.

**

Please pick up after your dog. There have been complaints from the keepers of the lawn. It seriously hampers work getting done with the lawnmower. Think about it.

**

Please put your yard waste at the designated area.