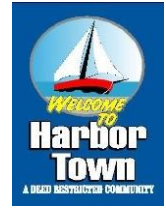


Harbor Town Property Owners Association (HTPOA)
Annual Meeting Minutes



Saturday, October 2, 2021
2:00 – 4:00 p.m.
Big Sandy Senior Center

Purpose: Summarize 2021 accomplishments, outline 2022 goals, review budget, and elect new Board members.

Minutes and voting results:

1. Mark Pantke called the Annual Meeting to order at 2:00 p.m. Board members Mark Pantke (President) and Christy Yeiter (Treasurer) were present. Secretary Eileen Wessels resigned in the first half of 2021. A complete list of meeting attendees is attached.

2. *Old Business:* Mark outlined some of the 2021 accomplishments including:

- a. Mark worked with the county to update the complete property records for the Harbor Town Property Owners Association (HTPOA). The Association includes Kentucky Lake Heights, Harbor Town South, Harbor Town North, and Harbor Town Unit Number 7. The total properties in the HTPOA was updated from 489 to 741 properties based upon this work.
- b. The Board developed a mission statement and core values to guide the future efforts of the HTPOA. The proposed mission statement is:

Build a vibrant, premier community that fosters neighborhood pride, encourages cooperation, promotes harmony, and maintains an attractive environment for our property owners.

To enhance the quality of life and the property values of all residents through reasonable interpretation and firm enforcement of the covenants

The Harbor Town Property Owners Association mission is to be “A Community Partner”, working to achieve the goals and protecting the investments of our property owners.

To establish and maintain Harbor Town as a quality, family friendly community while maintaining aesthetic appeal and strong property values.

The proposed core values are:

Vision, Integrity, Accountability, Clarity, and Respect.

- c. Mark and Shawn Roberts have made arrangements for the HTPOA website to be updated and kept in an active state. They have selected a web designer that will activate all links including Facebook, include minutes and active contacts, and keep the website up-to-date. No completion date or cost was discussed at the meeting.

3. *New business:*

- a. Much discussion revolved around the Association, its powers, and its legal standing. A motion was made by Jerry to hire a lawyer to clarify these matters for the Association. Christy seconded the motion and it was unanimously passed.
- b. Chip suggested that the HTPOA should have a neighborhood representative in each major property zone to help with owner's question and concerns.
- c. Christy gave a finance report. The Association has \$16,533.88 in funds held in financial instruments.
- d. Mark asked for volunteers to assume Board positions. Steve Parrish volunteered to fill the Secretary position, John Dodd volunteered for Vice President, and Shawn Roberts for Treasurer. Mark agreed to continue as President but he has other obligations that make this a temporary situation. All positions were unanimously approved and the new HTPOA Board, effective immediately, consists of:

President	Mark Panke
Vice President	John Dodd
Treasurer	Shawn Roberts
Secretary	Steve Parrish

- e. Shawn asked what additional items the attendees would like to Board to focus on in 2022. Suggestions included:
 - i. Enlarge HTPOA signs.
 - ii. Request Sheriff patrols
 - iii. Mow sides of streets.
4. Mark moved to adjourn the meeting at 4:00 p.m. and the motion was seconded by Debbie. It was unanimously approved.

Minutes respectively submitted by Steve Parrish, new Secretary.



Harbor Town Property Owners Association (HTPOA)
Board Meeting Attendees

Saturday, October 2, 2021
2:00 – 4:00 p.m.
Big Sandy Senior Center

1. Dale and Debbie Morgan – 3 lots
2. Penny & Marvin Lummis – 3 ½ lots
3. Mark & Mary Pantke – 1 lot
4. Christy Yeiter – 2 ½ lots
5. Curtis & Tracy Johnson (unpaid – no vote)
6. Jerry & Dawn Johnson
7. John & Juli Dodd – 1 lot
8. Steve & Maryann Parrish – 1 lot
9. Cheryl Meader – 2 lots
10. Terry Keith – 4 lots
11. Shawn Roberts – 1 lot
12. Chip & Kathi Harper – 2 lots

There were 21 paid lots voting at this Annual Meeting. There were 52 total lots paid. So, $21/52 = 40.4\%$ of the voting members (paid members) were at this meeting. 20% is the minimum required for quorum so **this meeting had a quorum.**