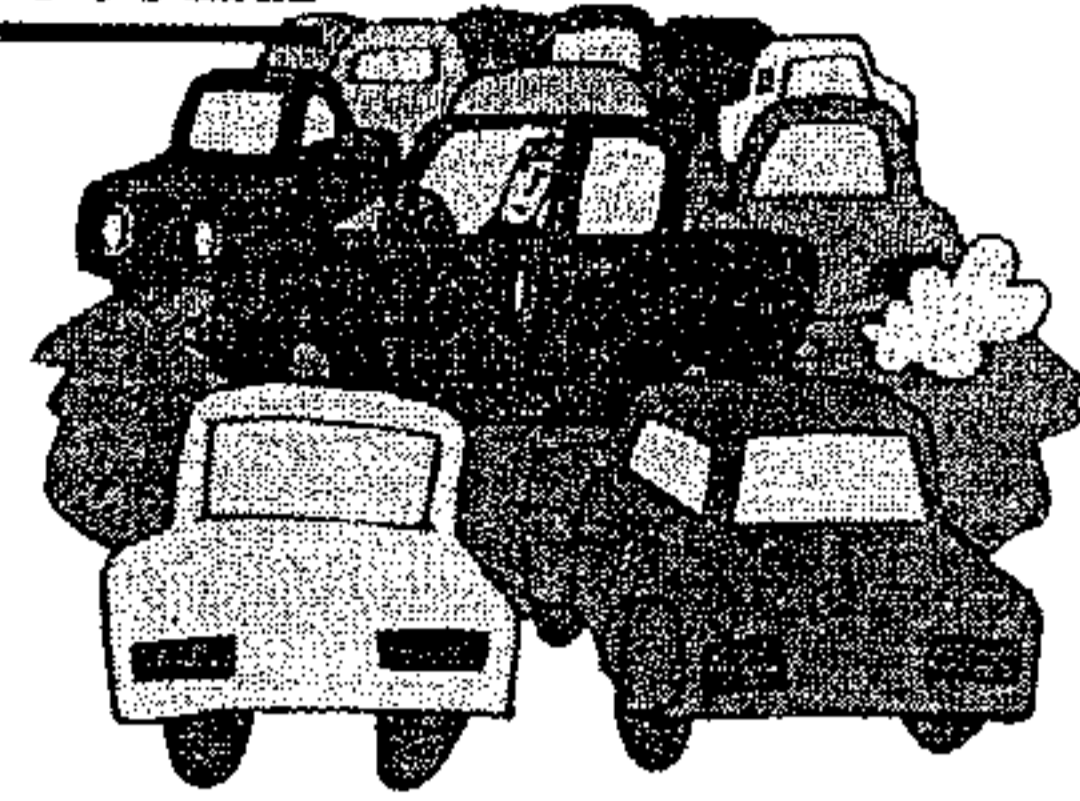
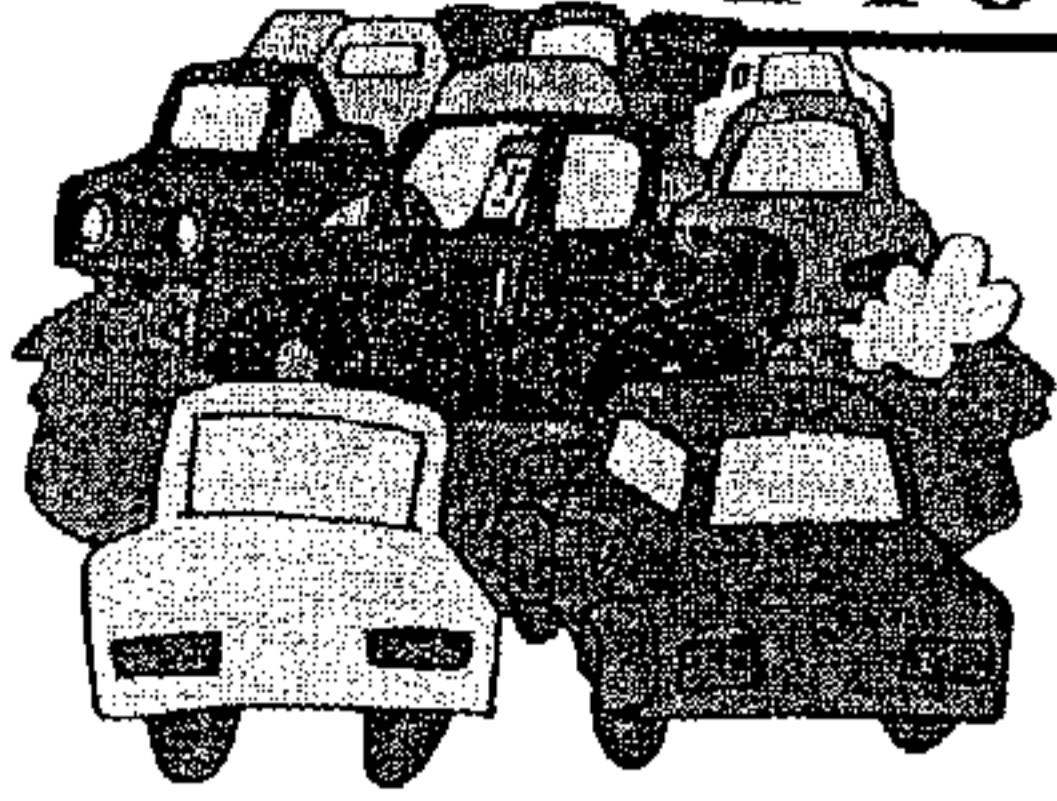


From the Sales Staff



Short on
parking spaces for
Thunder this past year?

Prepare for next year with the purchase
of another parking space.

On Sale now!!

\$7,500 for uncovered

\$15,000 for covered

*Limited number of spaces available!!

**Discounts for multiple purchases!

Please contact Michael at
812-288-1100 for information!



4/29/05

The first meeting of the Transition Committee for The Harbours Condominiums was held on June 16, 2003 at 6:00 p.m. in room 1110.

The first order of business was introductions. Each person introduced themselves and told a little of their expertise to be on this committee.

Harry Leiding is a real estate investor. He owns condos 305, 321, 507, 521 and 602. His telephone number is 773-412-1051.

Culpepper Cooper is in the insurance business. He owns townhouses 602 and 606. His telephone number is 558-2525 and 945-0122 and his e-mail address is eccooper@culpeppergroupinc.com.

Kevin Zipperle is retired from Brown & Williamson and deals in real estate. He owns condos 311 and 421. His telephone number is 280-0275 and e-mail address is kzipperle@mail.com

Sharon Chandler is the assistant principal at Parkview Middle School and owns other real estate. She lives in 705. Her telephone number is 282-5171 and no e-mail address was given.

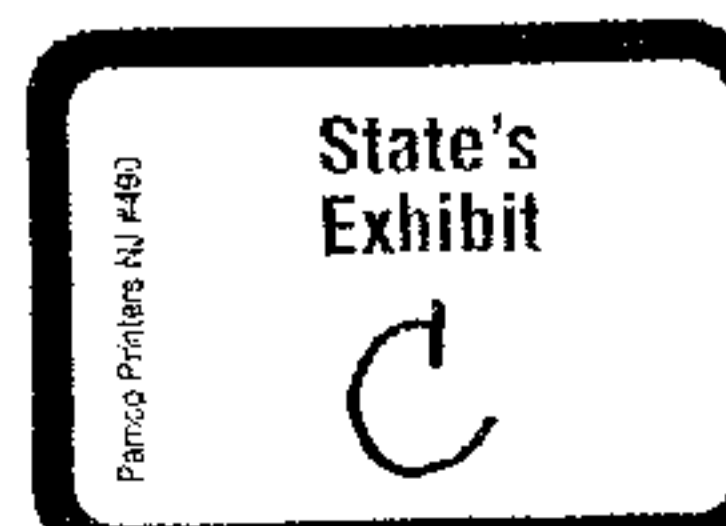
Mary Lou Trautwein-Lamkin is a retired Court Reporter. She owns condos 603/604. Her telephone number is 283-6295 and e-mail address is mltraut@aol.com.

Bill Mapother is an attorney who does consulting for financial institutions. He owns 1102. His telephone number is 587-5440 and e-mail address is bill@mapother.com.

Marcia Hall Craig is Director of the Equal Opportunity Commission in Kentucky serving Southern Indiana and Louisville. She owns 713/714. Her telephone number is 387-2099 and no e-mail address was given. She lives here with her mother and son.

Also present were Sandy Wilson, HOA President. Her telephone number is 288-1100.

Cindy Richards, HOA Community Director. Her telephone number is 288-1100 and e-mail address is crichards@bluegrass.net.



Alan Feinsilver, one of the developers.

PURPOSE:

The purpose of this committee would be to help in having a smooth transition when the property is turned over to the Homeowners Association. It would further be to aid in helping other homeowners to understand the workings of the developers as it relates to the homeowners.

If there are complaints brought to members of this committee, they are to have the person put in writing the complaint and present it to the Community Director. This committee may be asked to give an opinion on the matter, but the developer always has the final say on any situation.

Mr. Feinsilver wants to continue to give out information and it was suggested that this committee meet with he, Sandy and Cindy either once every two or three months. The committee is free to meet without this guidance at any time they should choose.

The transition will occur at the earliest of four months after ninety-five percent of the condominiums being sold or five years from the first sale, which would be June of 2005. This is calculated by units and not square footage in this case. Sandy is estimating at the current rate of sales that the transition will occur within five to six months from now.

TOPICS OF DISCUSSION:

The Homeowners Association is a legal entity. A governing board has been established as stipulated in the by-laws. A Board of Directors will be elected by the homeowners. Voting will be by square footage and all those who will represent the homeowners will be bound by the ordinary fiduciary duties to run the Association.



Indiana has certain condominium laws and this property is subject to those. By-law changes at the time the Homeowners Association takes over could be voted upon by the entire association, but only as allowed by the condominium laws.

A three month statement of income will be available in the office every three months for those owners wishing to review it. An annual statement of

income will be provided to all homeowners.

A discussion was held regarding the problem of people not cleaning up after their pets. Currently bags are being provided by management for this and also a pooper-scooper but people continue to disregard the clean-up rules. It was suggested that more restrictive rules be imposed and that failure to comply should result in a fine. The suggestion was made that possibly a security camera could be put up in this area. There was also a discussion about the possibility of a security deposit for pet owners, but this could not be done until the Homeowners Association takes over and then would have to be voted upon. However, there is currently a rule that all pet owners must register their pets with the condominium office and this needs better participation by owners.

A discussion was also held regarding people throwing cigarette butts and beer cans or other debris from their balconies. This is damaging property and could potentially hurt someone below or cause a fire. There is a need to have better enforcement of this issue.

 A discussion was held regarding the possibility of the Homeowners  purchasing a unit to be used for meetings and special events as a community room and could be rented out for private functions to pay for expenses associated with it.

Cindy Richards gave a brief synopsis of the work which is currently being done for repairs and replacement. She listed replacement of carpet with tile at the entrance to the fifth and sixth floor parking garage areas and replacement of carpet in the service area. She listed repairs to the Driv-it next to 618TH.

A discussion was held regarding the water problems in the garage. She stated that repairs to leaks at the garage entrances have been made, but because of all the rain, the drywall repairs in the stairwells and hallways and painting of same has been delayed.

There was discussion concerning the satellites out on the balconies. Cindy stated that it would be against Federal law to prohibit those, but they can be regulated to keep them from being attached to the balcony rails or any part of the building itself.

There was a discussion regarding the need for more or less security. It was the feeling of this group that Tom Hurley is doing an excellent job, but some of the other security people are lacking.

FINANCIALS

Cindy Richards reviewed the statement of income for the three months ending March 31, 2003. As a whole, the figures are relatively close to budget with the exception of the snow removal.

She explained that the Tower Rent is coming from BellSouth. They own a townhouse and utilize it for their cell phone operation.

The developer's subsidy is showing a larger figure now, but this has been paid in advance and will even out over the year.

The large amount of late fees is due to a settlement of a lawsuit and maintenance fees not having been paid by the homeowner as required.

The storage fees and miscellaneous fees have been lumped together and will work out by the end of the year.

The difference in the utilities is because a large bill was paid in December instead of in January.

SCHEDULE OF NEXT MEETING:

All persons at this meeting were given the opportunity to decline to continue working with the group. All agreed to remain. The next meeting will be held on Monday, August 18, 2003 at 6:00 p.m.

Respectfully submitted,

Mary Lou Trautwein-Lamkin

PARKING SPACE INSTRUMENT OF ASSIGNMENT
Harbours Condominium

ALAN D. FEINSILVER, as President of Creekstone/Overbrook, LLC, which is the sole General Partner of the Harbours at Riverpointe, LP, which is the declarant concerning the Horizontal Property Regime Declaration for the Harbours Condominium (said Declaration recorded as Instrument No. 3210085 in the Office of the Clark County, Indiana Recorder) hereby assigns Parking Spaces Nos. 5, 6, 136, 137, 138, 443, 601 and 635 as designated in the First Amendment to the Declaration of the Harbours Horizontal Property Regime (said Amendment recorded as Instrument No. 200103749 in the Office of the Clark County, Indiana Recorder) to Deborah J. Zipperle, as the owner(s) of Harbours Condominium Unit No. 312.

By virtue of this Assignment, said Parking Spaces shall be appurtenant to said Harbours Condominium Unit until such time as said parking spaces are reassigned in accordance with the applicable provisions of the Declaration (Instrument No. 3210085) and By-Laws, or any Amendments thereto, of the Harbours Horizontal Property Regime.

In accordance with the provisions of Section 5(c) of the Declaration of the Harbours Condominium Horizontal Property Regime, as said section is set forth in the above-referenced First Amendment thereto, the President of the Harbours Condominium Association, Inc. signs below acknowledging the Assignment set forth herein.

IN WITNESS WHEREOF, the Harbours at Riverpointe, LP, by and through its sole General Partner, Creekstone/Overbrook, LLC, executes this Assignment this 8th day of September, 2006; and the President of the Harbours Condominium Association, Inc. has signed his name acknowledging this Assignment.



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE
HARBOURS CONDOMINIUM HOMEOWNERS ASSOCIATION HELD ON JULY
19, 2006

A meeting of the Board of Directors of the Harbours Condominium Homeowners Association was held on July 19, 2006 at 1:00 p.m. Present were Kevin Zipperle, Barbara Hilb, Harvey Allen, Buzz Hargleroad, Sharon Chandler, Mary Lou Trautwein-Lamkin and Cindy Richards.

A motion was made, seconded and passed unanimously that the minutes of the meeting of June 15, 2006 be approved as presented.

The next Board meeting will be held on Wednesday, August 16, 2006 at 1:00 p.m.

BOARD VACANCY: After discussion and consulting the Declarations, a motion was made, and seconded that the vacancy created on the Board by the death of Bill Mapother not be filled at this time because his term would expire this year, thus allowing homeowners to vote for the replacement. Passed unanimously.

Buzz Hargleroad is planning to move out of town by November. If this transpires, a fourth vacancy will exist. The Board opts not to exercise their appointment right for that anticipated vacancy. Therefore the top three vote getters would receive three year terms and the fourth a two year term to fill the vacancy.

VICE PRESIDENT ELECTION: A vacancy for Vice President was created by the death of Bill Mapother. Barbara Hilb was nominated and elected unanimously.

INTERNET/SATELLITE/CABLE: After discussion, a motion was made and seconded that the Board accept the following recommendation from the Satellite/Cable/Internet Committee to be presented for homeowner approval: "That we enter into a contract with Insight Communications to purchase programming and internet services for the entire building." Passed unanimously.

A date will be set for a Town Meeting, at which time this will be brought before the Homeowners Association for discussion. Information will be disseminated prior to the meeting, after which voting cards and instructions will be provided.

LIFE SAFETY/PM RENEWAL EQUIPMENT: At the June 15, 2006 meeting, the Board had voted to renew the contract with Simplex Grinnell pending further negotiations by Cindy Richards. She was successful in negotiating a much better contract with Dallman System. Because of time constraints, individual Board members were polled and all agreed that a contract with Dallman would be in the best interest of homeowners, saving us approximately \$7590 over a three year period. A motion was made, seconded and passed unanimously that we ratify the contract with Dallman which had been approved by the individual Board members.



BELL SOUTH EQUIPMENT CHANGE REQUEST: The roof inspection has been completed and documented. Cindy Richards and Kevin Zipperle have negotiated a monthly renewal increase of \$741.25 to be paid by BellSouth to the Association because of the change in equipment. The Association will benefit an additional \$34,097.50 through the current term, 5/31/10. Subsequent renewals are tiered at 10% increase above current terms. A motion was made, seconded and approved unanimously that we adopt the contract.

TREES: Because of sidewalk hazards the trees are causing along Riverside Drive, it has become necessary to remove them. Upon approval of the City Tree Board of Jeffersonville, this must be done. A motion was made, seconded and passed unanimously that we allocate between \$3,000 and \$5,000 for removal. A motion was made, seconded and passed unanimously that we allocate up to \$5,000 for replacement. The Maintenance Committee was given authority for final selection/approval.

GATE QUOTE: Since negotiations to date have failed with the towing company, a motion was made, seconded and passed unanimously that we proceed to small claims court for collection of damage to our gate unless we are successful in collecting directly. Cindy Richards will attempt negotiations again.

BREACH OF AGREEMENT: An agreement had been entered into with a homeowner but the person has failed to comply. Kevin Zipperle and Cindy Richards will make one last attempt to obtain compliance. A motion was made, seconded and passed unanimously that if this fails, we go to small claims court.

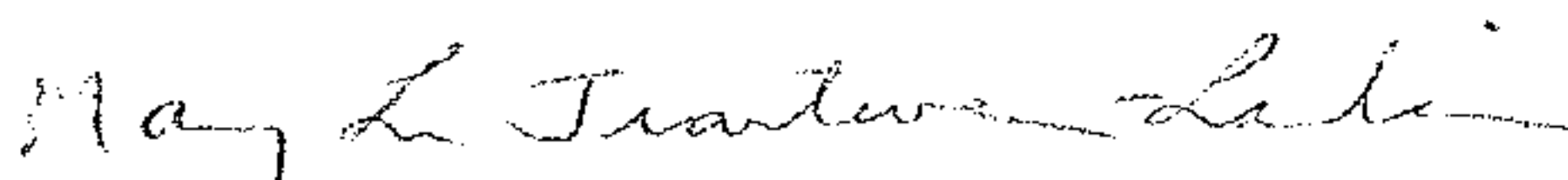
MINUTES: A homeowner has requested copies of all minutes, including transition committee minutes. They will be provided at homeowner expense. On advice of counsel, individual homeowner names will be redacted with the exception of those that are public record (i. e. lawsuit discussions). Beginning with the June 15, 2006 minutes, they will be posted on the bulletin board in the mail room after approval by the Board.

CAMERAS: A discussion was held regarding the need for more cameras in the building because of thefts from common areas. Prices will be procured.

WATER HEATER REPLACEMENT: Homeowners have been put on notice through our newsletter regarding their liability if they do not replace their water heater and damage occurs. Those homeowners who have not had this done should comply immediately.

COMMON SPACE OPTIONS: Due to the constraints of time, this was tabled.

The meeting was adjourned at 4:10 p.m.


Mary Lou Trautwein-Lamkin, Board Secretary

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE HARBOURS CONDOMINIUM HOMEOWNERS ASSOCIATION HELD ON AUGUST 16, 2006

A meeting of the Board of Directors of the Harbours Condominium Homeowners Association was held on August 16, 2006 at 1:00 p.m. Present were Kevin Zipperle, Barbara Hilb, Harvey Allen, Buzz Hargleroad, Harry Leiding, Sharon Chandler, Mary Lou Trautwein-Lamkin and Cindy Richards.

A motion was made, seconded and approved unanimously that the minutes of the meeting of July 19, 2006 be approved as presented.

The next Board meeting will be held on Wednesday, September 20, 2006. Board members will be advised of location.

INTERNET/SATELLITE/CABLE: A town meeting will be held on September 12, 2006 at 6:30 p.m. to discuss the proposal from Insight. A representative from Insight is to be present. Location of the meeting will be announced in a mailing to homeowners.

TREES ON RIVERSIDE DRIVE: As soon as the Jeffersonville Tree Board gives us direction, trees will be removed from Riverside Drive due to the sidewalk hazard they present. The Building and Grounds Committee will review a proposed replacement schedule.

TREES IN DOGWALK AREA: A homeowner is complaining because a redbud tree hangs over her car and birds in the tree cause a mess on her car. The space was subsequently purchased by the homeowner and is not one originally assigned to the condominium. Homeowners who regularly use the dogwalk enjoy the tree and want it left as it stands. Further there was concern that the integrity of the tree would be compromised by the substantial pruning. After much discussion and a trip to view the tree in question, a motion was made and seconded that the tree be cut back to the curb line. The vote was three in favor, three opposed and one abstention. The motion therefore fails. At some later point or if circumstances change, we may seek additional information from homeowners and/or an arborist regarding this tree and the one next to it. No other complaints from adjacent space owners have been received regarding overhanging tree limbs.

PINE TREE IN TOWNHOME PATIO AREA: A person has been observed hiding in a pine tree located in a townhome patio area. A motion was made, seconded and passed unanimously that we remove the pine tree for security reasons.

HOT WATER HEATER REPLACEMENT: A motion was made, seconded and approved unanimously that we send a hand delivered or certified letter to homeowners regarding their liability if they have not replaced their original hot water heater.



MEDIATION AND RESOLUTION COMMITTEE REPORT: The Mediation and Resolution Committee met with a homeowner regarding complaints against the Harbours Board, its President and its staff members. None of the complaints appeared to be of recent vintage. A letter will be prepared to be sent to the homeowner and brought before the Board at its next meeting for approval.

UNSOLICITED CORRESPONDENCE UNDER DOORS OF PERSONAL RESIDENCES OF BOARD MEMBERS. A discussion was held regarding this matter and it was the consensus that on occasion homeowners place materials under our doors. However, that being said, since it is a personal residence, the Board member is under no obligation to open the correspondence or act on it. The proper procedure is through the Board box in the mailroom and if the correspondence is too bulky to fit in the box, it may be directed to the Board and put through the mail slot in the office.

RESERVE STUDY: We are in the process of formulating information to present to the CPA firm under consideration for the reserve study. After this information has been forwarded, it will be two or three weeks until we receive an estimated cost to perform the study. If we accept the contract, it will take an additional six weeks or so to complete the study.

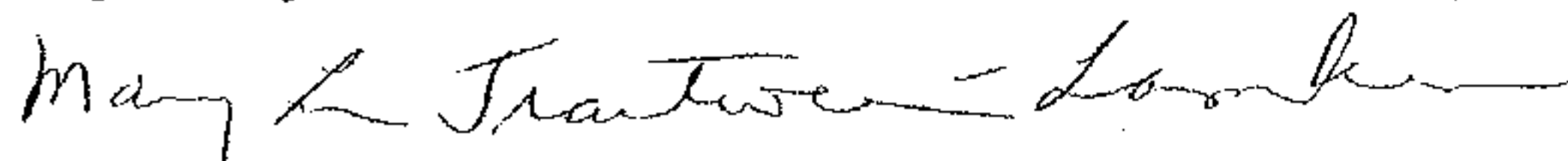
FORECLOSURES: Two foreclosures are pending in the building. We are aiding the homeowners in whatever way possible to help them.

FINANCIALS: Second quarter financials were distributed to the Board prior to the meeting. Discussion was limited due to the length of the meeting. It was suggested that at future meetings financials be further up on the agenda.

COMMUNITY SPACE OPTIONS: This item was tabled due to the length of the meeting.

The meeting was adjourned at 4:30 p.m.

Respectfully submitted



Mary Lou Trautwein-Lamkin
Board Secretary

**MEETING
THE HARBOURS
CONDOMINIUM
ASSOCIATION, INC.**

**September 12, 2006
6:30 PM**

**Change of room at the
Ramada:
Columbia room
2nd floor**

Accessible by Elevator

PURPOSE:

Town Meeting and Information night to discuss building-wide cable television proposal and high speed internet connectivity. As time allows there may be other topics of discussion.

In the interest of allowing all Homeowners an equitable opportunity to comment, the Board reserves the right to impose a reasonable time limit of three (3) minutes in which a Homeowner may have the floor.

The Harbours Condominium Association, Inc.



*Posted
9/11/06*

HARBOURS COMMUNITY SPACE OPTIONS

| <u>OPTION</u> | <u>SCOPE</u> | <u>PROS</u> | |
|---|---|--|--|
| I. Rent space as needed | Ramada meeting room | <ul style="list-style-type: none"> > Lowest cost option (no capital) | <ul style="list-style-type: none"> > No community space for social functions, homeowner personal uses > Off-site meetings may affect attendance > Community room should be standard amenity in luxury high-rise |
| II. Renovate existing common areas | Redesign common areas currently containing fitness room, business center, 2nd floor elevator lobby, indoor pool, and/or courtyard areas | <ul style="list-style-type: none"> > Relatively low cost, may be internally financed > More appropriate location of common amenities > Multi-functionality, efficiency of use > Areas need freshening regardless > No property taxes, HOA dues | <ul style="list-style-type: none"> > Significant short term impact on common amenities > No view > Acclimation factor > Fitness center would be smaller > May still lack sufficient gathering space for large groups |
| III. Purchase and renovate townhouse #616 | Purchase TH 616 from BellSouth and finish interior | <ul style="list-style-type: none"> > Additional amenity, increased property value > Built to needs from shell > Low capital cost per sq ft > Residents supply most labor to finish > Possible seller financing | <ul style="list-style-type: none"> > Two floors, sufficient space? > Handicapped access; restricted to private use? > Association must absorb HOA dues and pay taxes > Not on market > May require change in By-Laws |
| IV. Purchase and renovate condominium 312 | Purchase condo 312 from Kevin Zipperle and refinish interior as needed | <ul style="list-style-type: none"> > Additional amenity, increased property value > Nearly finished to meet needs > One floor > Maximum flexibility (kitchen, BRs, and Baths) > Guest suite, rental possibilities > Elevator, handicapped access > Includes ten parking spaces, offset costs | <ul style="list-style-type: none"> > Highest cost > Association must absorb HOA dues and pay taxes |

Panico Printers No. #493

H State's Exhibit

COMMUNITY SPACE OPTIONS - ESTIMATED FINANCIALS

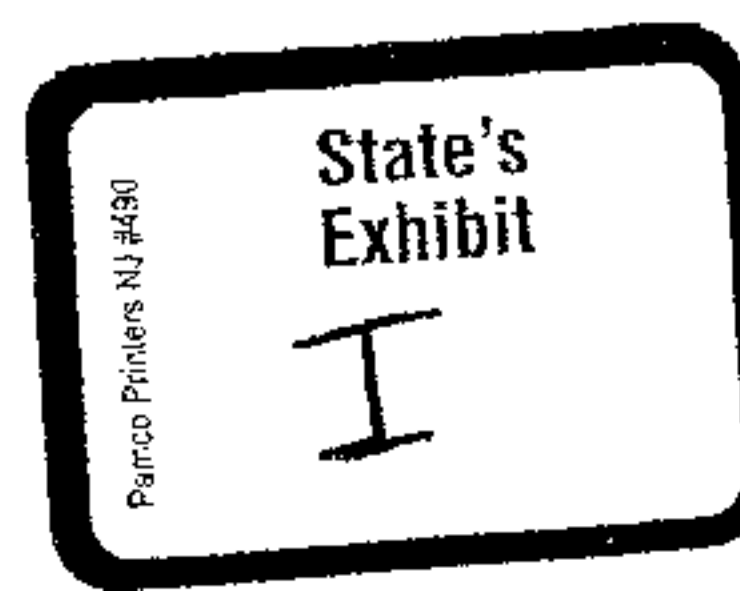
| OPTION | TOTAL UPFRONT COST | TOTAL MONTHLY P OR P+I* | ESTIMATED MONTHLY PROPERTY TAXES | MONTHLY HOA DUES | MONTHLY UTILITIES | TOTAL MONTHLY COST* | PAYOFF TERM (YRS.) | MO PAYMENT - PAYOFF TERM | | | ONGOING MO PAYMENT | | |
|--|--------------------------|-------------------------------|---|---------------------|----------------------|---------------------------|--------------------------|---------------------------|----------------------------|-----------------------------------|---------------------------|----------------------------|-----------------------------------|
| | | | | | | | | AVG ONE BR (987 SF) | AVG TWO BR (1353 SF) | AVG TOWN HOUSE (1903 SF) | AVG ONE BR (987 SF) | AVG TWO BR (1353 SF) | AVG TOWN HOUSE (1903 SF) |
| Rent space as needed (four meetings annually) | 0 | 200 | 0 | 0 | 0 | 200 | 0 | 0.86 | 1.18 | 1.66 | 0.86 | 1.18 | 1.66 |
| Renovate existing common areas (self financed--capital accounts) | 50,000 | 4,167 | 0 | 0 | 0 | 4,167 | 1 | 17.97 | 24.63 | 34.64 | 0.00 | 0.00 | 0.00 |
| Purchase and renovate townhouse #616 | 200,000 | 3,960 | 308 | 428 | 150 | 4,846 | 5 | 20.89 | 28.64 | 40.29 | 3.82 | 5.24 | 7.37 |
| Purchase and renovate condominium #312 | 400,000 | 7,920 | 985 | 482 | 150 | 9,536 | 5 | 41.12 | 56.37 | 79.28 | 6.97 | 9.55 | 13.44 |

Bank financing cost: \$198 per month per \$10,000 financed, based on a 5-year term and 7.0% interest rate

Based upon tonight's presentation,
do you feel that inclusion of the cable/internet package
should be proposed in the 2007 budget
to be adopted as an Association common expense?

Name

Condo #



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE
HARBOURS CONDOMINIUM HOMEOWNERS ASSOCIATION HELD ON
SEPTEMBER 20, 2006

A meeting of the Board of Directors of The Harbours Condominium Homeowners Association was held on September 20, 2006 at 1:00 p.m. Present were Kevin Zipperle, Harvey Allen, Buzz Hargleroad, Sharon Chandler, Mary Lou Trautwein-Lamkin and Cindy Richards.

A motion was made, seconded and approved unanimously that the minutes of the meeting of August 16, 2006 be approved as presented.

The next Board meeting will be held on Wednesday, October 18, 2006. Board members will be advised of location.

RIVERSIDE DRIVE TREES: The Jeffersonville Public Works Committee has approved removal of trees along Riverside Drive because of the sidewalk hazard the trees have caused. Walnut Ridge has submitted a proposal to relocate a smaller variety tree onto our property at townhouse frontage.

HUDSON APPELLATE RULING: The Appellate Court of Indiana has affirmed the lower court's final ruling stating that The Association complied with our governing documents. However, they concluded that the "liquidated damages" provided for under the Third Amendment constitute an unenforceable penalty. After consulting with the Indiana Community Association Institute, they declined to participate financially in further pursuit of appeal citing the unique facts of this case and their very limited resources. A motion was made, seconded and approved unanimously that The Harbours Condominium Association not pursue further action.

The Finance Committee will explore alternate options in assessment of late fees in consideration of the Court's opinion. The recommendation will be forwarded to the Board.

LETTER FROM HOMEOWNER'S ATTORNEY: A letter has been received from an attorney representing a homeowner regarding the tree in the dogwalk area which the Board voted not to remove. The President will respond to the letter.

WATER HEATER REPLACEMENT: A letter was hand delivered or sent certified mail to homeowners regarding replacement of water heaters and subsequent liability of the homeowner.

INSIGHT CABLE/INTERNET: The Board is still awaiting an opinion from Attorneys Lonnie Cooper and Ann Marie Kempf which they promised at the town meeting to render regarding payment for service, whether by square foot or per condominium. If this is not forthcoming shortly, we will proceed on a per square foot basis and attempt to work out a



contract with Insight to be presented at the annual meeting after it has been approved by the Association attorney.

COMMUNITY SPACE OPTIONS: Four options had been presented at the Town Meeting. Only two received any support, those being continue to rent space elsewhere or renovate some existing space. This was tabled until further study could be done.

ADDITIONAL STORAGE: We are looking into the purchase of storage lockers, but we will require a longer term lease than on existing space in order to pay for them. The final decision on this and placement of them will be left to Building and Grounds.

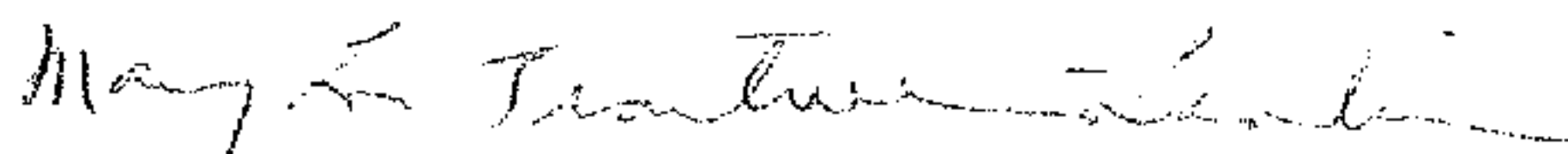
HEALTH CARE COSTS: The health care costs for a staff member continue to escalate. We will revisit this matter at the time we have yearly salary discussions.

TOWNHOMES ISSUES: A discussion was held regarding townhomes versus tower condominium expenses. No action was taken in this regard.

NOMINATING COMMITTEE REPORT: At this point we have four persons who have indicated an interest in running for the Board. We will publicize this in the newsletter to seek any additional nominations. Those wishing to place their name in nomination need to do so by notifying the secretary, Mary Lou Trautwein-Lamkin, in writing by placing a letter in the Board box in the mailroom and should also submit a resume for distribution with the election packet.

There being no further business, the meeting was adjourned at 5:15 p.m.

Respectfully submitted



Mary Lou Trautwein-Lamkin
Board Secretary