

**Harps Mill Woods**  
**Homeowners Annual Meeting Minutes**  
**February 7<sup>th</sup> 2012**

**Board Members and Officers**      President – Mark Jones- not present  
Vice President – Janet Cummings- present  
Treasurer – Brenda Campbell- present  
Secretary – Ron Alford- present  
Board Member – Don Nelson- present

Other Homeowners Present: Gregory Wiggs, Donna Saldo, Constance Hernandez, Pete Cummings, Anibal Lopes, Scott Reston, Ronald and Joyce Johnson, Don and Gail Wawrzyniak, Bill and Lois Foster, Rebecca Reynolds and Dwight Springfield

- I. Meeting called to order by Vice President, Janet Cummings beginning at 7:00 pm; with the above homeowners and Board members present, the Vice President moved the meeting in Order and referred the next topic to Board member and Secretary for review.
- II. Overview of the contents of the January 23<sup>rd</sup> 2012 Annual Letter- Secretary- Ron Alford  
Secretary Alford reviewed the “highlights” of the 2012 Annual Letter
- III. Overview of approved 2012 HOA Budget for 2012- Treasurer- Brenda Campbell  
Treasurer Brenda Campbell reviewed the line items of the 2012 HOA Budget and indicated that there is approximately \$23,000 in the Reserve Account as of February 2012. She indicated that 97 homeowners have fully paid the 2012 HOA dues, 18 are outstanding and only one homeowner in arrears for last year. Brenda Campbell stated that no homeowners are in foreclosure in our Association and that there are some homes for sale. Don Nelson stated that only one home is currently vacant. Our pool cover savings have also reduced our water and electricity costs as well. The attached year-to-date budget shows amounts we paid last year at this same time-period.
- IV. 2011 Events for Homeowners-Easter, Halloween, Pool party, Pig Pickin- Vice President, Janet Cummings stated that the HOA planned to have the above listed community events and would add another event in May 2012 for the pool opening, i.e. cook-out- date to be determined. She stated that specific dates for all of the events would be established at the next HOA Board meeting.
- V. Pool Service Contract with Crystal Clear Swimming Pools renewed for 2012 – Brenda Campbell presented the 2012 pool maintenance contact indicating a cost reduction of 50% in maintenance fees. Significant savings were realized as a result of installing the pool cover for the non-season. She is working with our pool company to better plan for the cost to replace equipment as it ages. The cover is also extending the life of our current equipment. Replacement keys are at a cost of \$25.00. New pool lounge chairs have been priced and included in this year’s budget. The bathroom walls are to be painted before the opening of the pool in May. Ventilation fans in the chemical room and a new motor were installed in 2011. Don Nelson obtained a quote from Ram Jack Inc. to stabilize the back deck of the pool nearest 540 for approximately \$3,000. We will try to obtain another quote for this work, but Ram Jack provides a lifetime guarantee on their work.

VI. Election of 2 Board Members- A motion was made and seconded that Board Members Janet Cummings and Ron Alford be reinstated for another term as Board Members of the Harps Mill Woods HOA. A unanimous vote confirmed the motion. No other homeowners expressed an interest to serve on the Board.

VII. Other Topics Discussed:

- Beavers and muskrats are still a nuisance in the wooded area between the backyards of homeowners on Harps Mill Woods Run and 540. Brenda Campbell agreed to contact the NC Fish and Wildlife Department and the Department of Highways to continue addressing the situation. The forces of nature are not easily controlled and neighbors should be aware that we have a variety in and around our homes.
- Don Nelson, Board Member, presented the idea of considering the development of a picnic area in the wooded area to the east of the pool. The Board may need to involve the City Zoning Commission to determine regulations before initiating the project.
- Community Watch continues to be important for all homeowners and if unusual activities are noted by a homeowner, 911 should be called. Vice President Janet Cummings has filed a letter on behalf of our HOA with the Raleigh Police Department denoting trespassing and vandalism around the pool area. The police are now authorized to make arrests without having to contact a board member to press charges. We installed "No Trespassing" signs last year, which was also required for police action. Please report trespassers and suspicious loiterers directly to 911.

The meeting was adjourned at 8:25 pm

A quorum of the Board Members agreed on the Officer positions as follows:

President- Mark Jones

Vice President- Janet Cummings

Secretary- Ron Alford

Treasurer- Brenda Campbell

Board Member- Don Nelson

Next meeting: **April 3<sup>rd</sup> 2012 at 7:00pm- place to be determined**