

Harps Mill Woods
Homeowners Association Meeting Minutes
June 5th 2012

President – Mark Jones- present
Vice President – Janet Cummings- present
Treasurer – Brenda Campbell- present
Secretary – Ron Alford- present
Board Member – Don Nelson- present

Other Homeowners Present: Kim Loy, Lois Foster, Ronald Johnson, Don and Gail Wawrzyniak, Scott Reston and Anibal Lopes

- I. Meeting called to order by Mark Jones- President beginning at 7:00 pm; with the above homeowners and Board members present; President called meeting to order for discussions and presentation of new business.
- II. Overview of April 3rd 2012 HOA Minutes and contents were reviewed by Secretary with the attendees for discussion and confirmations of projects completed over the previous three months, i.e. new signage, pool repairs and upgrades, additional pool furniture, shrubbery trimming and mulching of common areas.
- III. President Mark Jones reviewed upgrades and maintenance of pool and surrounding property. Mark agreed to and is trimming the bank behind the pool as needed, thus saving \$60.00 per month. Mark, Ron and Don are sharing the responsibility of mowing the grass behind the pool area.
- IV. Vice President, Janet Cummings, reviewed the community social events, i.e. Easter party, Pool Opening Cook-out, upcoming Pig Pickin' (September 29th 2012) and Halloween Festival (October 31st). It appears that all events were and will be within the established budget.
- V. Overview of HOA Budget for 2012 as of June 5th 2012 provided by Treasurer- Brenda Campbell; Brenda stated that ten homeowners have not fully paid the 2012 dues and only three of the ten are in arrears two years. Treasurer Campbell stated that the HOA has already realized approximately a \$500.00 savings in our electrical bill and significant savings in the water bill an pool maintenance costs due to installing the pool cover. However, it was noted that with the installation of the lighting at the pool (Dusk to Dawn), the HOA will experience approximately \$60.00/month increase in the cost of electricity. It was agreed that by having the lights on during the time period, we have diminished incidences of vandalism and expensive repairs at the pool, which in the long run, should still result in significant savings. Once we have a full calendar years' experience, the HOA will be able to clarify the actual savings. The current balance of the Reserve Account as of June 5th 2012 is \$13,615.90.
- VI. Upcoming 2012 Events for Homeowners/Families
 - Pig Pickin' at 12:00 Noon on September 29th 2012 at the Pool Parking Lot.
 - Halloween Festival for children (young and old) on October 28th 2012- time not yet determined
- VII. New Business- Discussion was held regarding the recent installation of a new fence at 8604 Paddle Wheel Drive and the effects on neighbors at 8600 Paddle Wheel and 8608 Paddle Wheel. From discussion with two of the three homeowners, it appears that the contractor will return and correct the appearance of the fencing to offer uniformity in appearance on all sides.

- VIII. Board Votes- A motion was made by Board Member, Ron Alford, to ask the Architectural Committee to draft a Bulletin of Guidelines for the HOA regarding home modifications, i.e. style/appearance and location of fencing, home paint colors, etc. The motion was seconded by Board Member, Don Nelson with unanimous agreement from the remainder of the Board and attending homeowners. In the near future, the Architectural Committee will present their suggestions to the Board for review and presentation to all homeowners. Article 10 in Section 10.1 of the Declaration of Master Covenants, Conditions and Restrictions for Harps Mill Woods addresses the requirements for changes of HOA Covenants; Section 4.3 on page 6 of the Declaration of Master Covenants, Conditions and Restrictions also discusses the responsibilities and latitudes of the HOA Architectural Committee and 14.1 of the By Laws also discusses "Amendments." The HOA Board will further research and discuss ideas presented by the Architectural Committee and make a decision according to the existing HOA governing documents.
- IX. Architectural Committee Members- Kim Loy, Lois Foster and Nabil Abdel-Rahman had no news to report at this meeting. Scott Reston, Web-site manager, agreed to design a "Request" form for homeowners to complete and present to the Architectural Committee when home modifications and improvements are being considered by the homeowner. Scott will also create a separate email address for the Architectural Committee members. Janet Cummings will serve as the HOA Board Liaison between the Architectural Committee and the HOA Board.

The meeting was adjourned at 8:00 pm

Next meeting: **August 7th 2012 at 7:00pm- pool**