

Harps Mill Woods
Homeowners Association Meeting Minutes
August 7th 2012

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

Other Homeowners Present: Don and Gail Wawrzyniak, Mary Beth Grady and Gregory Wiggs

- 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 June 5th 2012 HOA Minutes and contents were reviewed by Secretary with the attendees for discussion and confirmations of projects completed and or planned since the last meeting.
- III. President Mark Jones reviewed maintenance of pool and surrounding property. Mark had a lawn service vendor trim the pool bank at the HOA's expense. He is doing one of the pool readings on a daily basis to save the homeowners money.
- IV. Vice President, Janet Cummings, reviewed the community social events, i.e. upcoming Pig Pickin' (September 29th 2012) and Halloween Festival (October 28th 2012). It appears that all events will be within the established budget.
- V. Overview of HOA Budget for 2012 as of August 7th 2012 was provided to each attendee and reviewed by the secretary. The current balance of the Reserve Account as of August 7th 2012 is \$11,123.50.
- VI. Old 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, the contractor did return to the work-site and corrected the appearance of the fencing to offer uniformity in appearance on all sides.
- VII. New Business- The architectural committee represented by Janet Cummings, HOA Board Member and liaison provided some updated guidelines for homeowners when making modifications to their respective homes. The suggested changes included: "not allowing trucks or commercial vehicles in excess of a ¾ ton load capacity to remain on any lot shall extend to oversized vehicles that are more than 10 feet wide, 10 feet high or 25 feet long." "Fences shall not be higher than 6 feet from the ground. Unfinished side of the fence shall face the inside towards the house, not the neighbor." As stated in the "Articles of Incorporation", to make any changes to the Covenants and Restrictions, there would need the assent vote or proxies of 75% of the homeowners. Other new business was brought up by Don Nelson. He had been in discussion with Mr. Chris Dicksey, homeowner, and Tom Fiorello with the City of Raleigh regarding having some speed bumps placed on some of our streets to discourage speeding through the neighborhood. The City did place counters on two of the streets. Don will continue to be in conversation with the City officials regarding the process to determine if we qualify.

- VIII. Board Votes- A motion was made by Board Member, Don Nelson, to dismantle the Architectural Committee; the motion was seconded by Mark Jones and voted on by the HOA Board. Three votes were cast in favor of the motion (Ron Alford, Mark Jones and Don Nelson) and two (Janet Cummings and Brenda Campbell) were against. The motion carried. Homeowners who wish to make architectural modifications to their homes may use the “architectural form” as provided on our web-site or contact a board member to provide the information. At least two of the Board Members will then visit the homeowner to obtain the specifics of their proposed improvements and document accordingly. The current and existing Bylaws and Covenants will be used as a guide.
- IX. The meeting was adjourned at 8:36 pm

Next meeting: **October 2nd 2012 at 7:00pm- place to be determined**