

Harps Mill Woods
Homeowners Association Meeting Minutes
October 2nd 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: Don and Gail Wawrzyniak, Aaron Moore, Lois Foster, Christine Jones

- I. Meeting called to order by Mark Jones- President beginning at 7:08 pm; with the above homeowners and Board members present; President called meeting to order for discussions and presentation of new business.
- II. Overview of August 7th 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 Jones, President, requested Bristow Landscaping to cut the pool bank one more time before the Winter Season, as well as the front entrances; left side and right. President Jones indicated that the pool was closed on September 30th 2012 and covered for the 2012 season and that ample pool supplies remained in inventory to begin the 2013 season. No major pool expenses were projected for the 2013 season.
- IV. Vice President, Janet Cummings, reviewed the community social events, i.e. completion of the Pig Pickin' (September 29th 2012) and upcoming Halloween Festival (October 28th 2012 from 3:00 to 4:00 pm. It appears that all events will be within the established budget and less.

Overview of HOA Budget for 2012 as of October 2nd 2012 was provided to each attendee and reviewed by the Treasurer and board Member, Brenda Campbell. The current balance of the Reserve Account as of October 2nd 2012 is \$7,628.87. Treasurer Campbell stated that in figuring the 2013 budget, the figures will reflect current costs of services and not based on 2012 expenditures. As a result, the HOA expects to experience continued savings and increases in the Reserve Account. Our goal is to increase the Reserve Account by \$3,000 to \$4,000. The Treasurer indicated that we have only six homeowners that are not current with their HOA dues. Also, we have no home more than 1 year past due thanks to Don Nelson's efforts over this past year. Don Nelson will be asked to help get these remaining homes paid before bills are sent for 2013 in December.

- V. Old Business- Discussion was held regarding dissolution of the Architectural Committee during the August 7th 2012 HOA meeting and the rationale. Some of the Board Members thought that the existing Board could respond to homeowner's requests for updates to their properties. Other Board Members and meeting attendees thought that there still needed to be an Architectural Committee to respond to those requests. There was no universal agreement with the Board and attendees, but lots of discussion occurred.

New Business- Brenda Campbell suggested that the HOA Board have an attorney adept in real estate and property management law review our HOA documents and respond to Board Members and homeowner's questions regarding our legal documents. It was suggested that an email be sent to all homeowners asking them to present their questions and concerns for legal opinion. The purpose in this action is that there are differences of opinion and interpretation of our legal HOA documents, specifically regarding the Covenants and Restrictions. The Board and attendees agreed that these differences of opinions need to be resolved and clarified by a credible source who understands our documents as well as their relevance to existing city and county regulations. Don Nelson, Board Member, made a motion that the Harps Mill HOA Board proceed with having a credible legal source review questions and render a legal opinion forthwith. The motion was seconded by Ron Alford, Secretary and Board Member, and unanimously voted on by the HOA Board Members. Brenda Campbell has been asked to contact an attorney, once questions have been gathered from interested homeowners.

VI. The meeting was adjourned at 8:20 pm

Next meeting: **December 4th 2012 at 7:00pm- place to be determined**