

**Harps Mill Woods**  
**Homeowners Association Meeting Minutes**  
**December 4<sup>th</sup> 2012**

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: Janet Riddle, Janet Collins, Dalia Eldred, Gail Wawrzyniak, Pete Cummings, Lois Foster,

- I. Meeting called to order by Ron Alford- Board Member beginning at 7:00 pm; with the above homeowners and Board members present; the meeting was called to order for discussions and presentation of new business.
- II. Overview of October 2nd 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. Secretary, Ron Alford and Treasurer Brenda Campbell reviewed 2013 pool contract. No major pool expenses were expected for the 2013 season, but it was agreed that we would inquire with the vendor to confirm.
- IV. Vice President, Janet Cummings, reviewed the community social events, i.e. completion of the Halloween Festival It appears that all events came under budget. Neighbor, Amy Powell, who has been the neighborhood leader in planning the HOA social events, will be moving from our neighborhood- Amy will be missed for her friendship and leadership. Janet will reserve a meeting room at St. Raphael Catholic Church for the February 5<sup>th</sup> 2013 Annual Meeting. Also, we have not received the invoice for our liability insurance; Janet will call for the information.
- V. Treasurer- Brenda Campbell provided an overview of the projected 2013 budget and will have the final budget figures for the Annual Meeting on February 5<sup>th</sup> 2013. Brenda also stated that she had submitted a list of questions to an attorney submitted by homeowners regarding interpretations of the HOA Covenants and Declarations. She expected the legal opinion by or before the 2013 Annual Meeting. Brenda indicated that only 4 homeowners were behind one year regarding HOA dues and that 2 of those families would resolve their debt in 2013 for 2012 and 2013.

New Business- It was suggested that we explore using some artificial mulch material at the end of the walkway steps; Ron Alford agreed to blow the leaves off of the steps/walkway and to replace the garland/lights for the decorations at the entrance way; Don Nelson, Board Member, indicated that after the traffic counts were tallied, our neighborhood would not qualify for speed bumps; reminders were expressed that we should all be considerate of our neighbors to minimize loud music and to use the pool parking lot for overflow traffic and to not block the streets or park on the lawns; Charles Gregg at 8621 Harps Mill is renovating the siding on his home replacing masonry materials with wood coverings and fresh paint; Brenda Campbell's term on the HOA Board is expiring this year; Annual Letter and 2013 HOA Dues letter will go out before the 2013 Annual Meeting.

- VI. The meeting was adjourned at 8:15 pm- Next meeting: **Annual Meeting at 7:00pm, February 5<sup>th</sup> 2013 at the BB Q Lodge 4600 Capital Blvd, Raleigh, NC27604.**

