

Harps Mill Woods
Homeowners Association Meeting Minutes
August 6th 2013

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

- I. Meeting called to order by Mark Jones beginning at 7:06 pm with the above members present. President called meeting to order for discussions. Mark Jones stated that the cost for pool supplies was down for this season compared to previous seasons; however, we will need one more container of chlorine by season end to start off next season. The Board agreed that overall our pool furniture seemed to be in good shape, except for one of the older chairs. We agreed to consider purchasing another table and a lounge chair or two towards the end of this summer season when they go “on sale”. Mark agreed to have a contractor give us a price for painting the bathroom walls.

- II. Janet Cummings, Vice President, stated that the next neighborhood gathering would be a **“Picnic”** scheduled on Saturday September 7th from 4:00 to 7:00 pm. We decided that the Board would provide fried chicken, drinks and bread and the neighbors will be asked to bring sides and desserts. Those homeowners with house numbers ending in an **even** number can bring a **“side”** dish and those with house numbers ending in **odd** numbers can bring a **dessert**. Another event scheduled will be our Halloween party on October 27th at 3:00- **Costume Contest!!**

- III. Overview of HOA Budget for 2013 as of August 6th 2013- Treasurer- Brenda Campbell stated that there was an increase in fully paid homeowners dues, but we still have a couple of homeowners who are behind between two and three years and that these homeowners appear to no longer be in Raleigh; one is in Charlotte and the other is unknown. Don Nelson agreed to research that information, since that particular property is being rented, we should be able to find the owner. Also, we discussed the idea of mailing a “summer letter” to homeowners over the next couple of weeks with reminders and requests for updated contact information. For example, we have several new homeowners and we would like to be able to welcome them to our neighborhood and provide them updates on upcoming events, meetings, concerns and discussions that affect the neighborhood. Also, we’ll have our electrician install a new breaker for the sign light at the entrance to our community.

- IV. Other Discussion: We did receive the response from Attorney Lori Jones with regards to some previous requests for clarifications of our HOA’s, Covenants and Restrictions and By Laws. That written response is attached along with a “Summary of Contents” written by Brenda Campbell. One question not answered was “Can Board Members also serve on any of the Committees that they form?” Brenda agreed to ask Attorney Jones for her interpretation of our documents with regards to this question. Another important fact is that when we as homeowners decide to make architectural improvements to our properties, we need to complete the “Architectural Review” form at <http://harpsmillwoods.org/rules-bylaws/architectural-review-application/> which will “trigger” a review by those Members designated to conduct architectural reviews for our HOA. Those Members will then provide an opinion as to whether the proposed architectural changes are in accordance with our Articles as currently written.

The meeting was adjourned at 8:30 pm

Next meeting: October 1st 2013 at **7:00pm- pool**

