

Harps Mill Woods
Homeowners Association Meeting Minutes
December 3rd 2013

President – Mark Jones- present

Vice President – Janet Cummings- present

Treasurer – Brenda Campbell- present

Secretary – Ron Alford- present

Board Member – Don Nelson- present

Other Home Owners present: Kristine Jones, Don and Gail Wawrzyniak, Ronald and Joyce Johnson, Dinah Nelson, Lois Foster, Jennifer Dicksey, Jaime Weathersby and Scott Reston

- I. Meeting called to order by Mark Jones beginning at 7:00 pm with the above members present. President called meeting to order for discussions. Mark Jones stated that the pool was closed with no problems; we are having the pool pump rebuilt and we have a spare pump. Mark agreed to have a contractor give us a price for painting and repairing the bathroom walls. In addition, we continued to agree that 2-4 new lounge chairs will be purchased before the spring 2014 and prior to the 2014 pool opening; the 2013 budget has \$500.00 for these purchases. In addition, Don Nelson agreed to have a contractor provide the HOA an estimate of pool house renovations that would provide more air circulation for efficiency and endurance of the pumps; in addition, Janet Cummings, Board Member asked if we could get an estimate on building a larger pool house facility that would provide some meeting and social event space (s); the 2014 pool contract for maintenance remained the same as 2013- approximately \$6,300 and was signed by President Mark Jones; there was a request by homeowners to consider the purchase of another table or two for the pool; Mark Jones will investigate that request and obtain some cost estimates.
- II. Janet Cummings, Vice President and chairperson of Social events reported that the October 27th 2013 Halloween party went well, but attendance was not as high as expected. Jaime Weathersby and Jennifer Dicksey volunteered to be a part of the Social Committee and assist Janet Cummings with implementing the upcoming social events for 2014. In fact, the Board unanimously voted in favor to create a Social Committee for 2014, which will be membered by Janet Cummings, Jennifer Dicksey and Jaime Weathersby.
- III. Overview of HOA Budget for 2014 as of December 3rd 2013 - Treasurer- Brenda Campbell stated that only 7 of the 115 homeowners have not paid their annual dues, one homeowner being 4 years in arrears; the overall total is \$1800.00. Also, Reginald Tanner checked the sign light at the entrance to our community and cleaned some connections, but it appears that the unit needs a ballast to insure full function, so that repair will be initiated in the near future. Brenda Campbell stated that the Association's 2013 budget is in the "black" by approximately \$4,000 for the first time in several years. The current balance of the Reserve Account is \$9,827.89. The Board proceeded to review the 2014 Annual Budget projections and made some changes per line item to cover the projected costs for the 2014 calendar year. Treasurer, Brenda Campbell will have the finalized budget prior to the Annual Meeting in February 4th 2014. The Board voted to increase the annual HOA membership dues by the allowed 3% increasing by \$5.00 from \$173.00 to \$178.00 annually; Board agreed to have three mailings per year, an Annual Letter, billing for annual dues and a Summer letter; Scott Reston agreed to create a link on the HOA web-site asking homeowners to provide their contact information, including emails, so that they can receive periodic electronic communications from the HOA Board.

- IV. Other Discussion: Scott Reston will provide Ron Alford the web-site for ordering some small announcement signs for use throughout the year to announce social events, meetings and announcements. Ron Alford will obtain an estimate from US Signs and Safety to obtain a new “No Soliciting” sign for the entrance way at Milltrace Run; the members discussed the idea of having Ron Bailey, construction specialist, to provide an estimate for “one step” landings along the pebble path to create a safer environment for walking the path; the members discussed getting a couple of bids for trimming the overhanging limbs along the pebble path; Jaime Weathersby agreed to assist in getting an estimate; there was discussion about the reformation of an Architectural Committee; Dinah Nelson, Ron Alford and Joyce Johnson discussed being volunteers for the committee; a motion and vote will be presented at the Annual Meeting in 2014.
- V. Issue(s) requiring Board Vote:/Approval
1. Formation of a Social Committee- unanimous vote to have Jennifer Dicksey and Jaime Weathersby join Janet Cummings in the planning and implementing of two to three social events for the children and their families in 2014.
 2. Formation of a Nominating Committee for the upcoming 2014 Annual Meeting. Janet Cummings, Ron Alford and Ronald Johnson agreed to serve on the Nominating Committee; the Board acknowledged this committee as official for the 2014 Annual HOA Meeting in February 2014.
 3. The Architectural Committee members will be finalized and voted on at the February 2014 Annual Meeting; as stated above, Ron Alford, Dinah Nelson and Joyce Johnson expressed an interest in serving on that committee.

The meeting was adjourned at 8:40 pm

Next Meeting: 2014 Annual Meeting- February 4th 2014 @ Fitzgerald’s Restaurant at Atlantic and Millbrook behind the Kangaroo Gas station and Jiffy Lube on Atlantic Ave. Please come at 6:00 and enjoy a meal and fellowship with a beginning meeting time at 7:00 pm