

Harps Mill Woods
Homeowners Association Annual Meeting Minutes
February 4, 2014

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

Homeowners present: Kristine Jones, Don & Gail Wawrzyniak, Ronald & Joyce Johnson, Dinah Nelson, Lois Foster, Jennifer Dicksey, Jaime Weathersby, Scott Reston, Julie Buskirk, Rebecca Reynolds, Pete Banko, Gregory Wiggs, Pam Lewis, Dan Shelton and Andrew & Shannon Moser.

Homeowners represented by proxy: Janet Collins, Samuel McGarvey, Christopher Roof, Sheri Baird, Ron Alford, Pam Rasberry, Carole & Dwight Springfield, Anibal Lopes, Mary Beth Grady, Gerard Thomas Koch and Constance Herchenroder. Total lots represented are 28; quorum required is 12.

- I. Meeting called to order by Mark Jones beginning at 7:05 pm with the required quorum being verified and above listed in attendance. Mark Jones stated that the pool was in good condition with no additional action items scheduled at this time. It is closed and covered for the winter.
- II. Minutes from the December 2013 Board Meeting were approved and should be posted on our website.
- III. Janet Cummings, Vice President and chairperson of Social events reported that we have two homeowners willing to handle the two youth events. There are four events planned again this year; Easter, Pool Opening, Fall Pig Picking and Halloween.
- IV. Brenda Campbell, Treasurer presented the current HOA Budget as of February 4, showing expected income from annual dues, budgeted amounts for each expenditure category and the actual payments made during 2014. HOA might save on our mulch purchase as a homeowner is related to owner of Norwood Nursery; additional bid was requested. We have 85 lots paid-in-full on their annual dues (74%) with additional payments expected during early February. Late notices with interest charges will be mailed out next week for all unpaid accounts. One lot owner is four years unpaid and Don Nelson has been tasked with contacting the renters to make a final attempt at getting payment. Attorney collections service will be contacted if no response within 30 days. Only 4 other homes had any prior dues still owing and 2 homes are making payments towards their balance. This is actually the best year for remaining balances since 2009. No vacant or foreclosures at this time.
- V. Board has been considering some capital improvements to help reduce annual costs at the pool. The current ventilation system on the chemical room is adequate for inspections; however, each year \$400 - \$600 in repairs to fans have been necessary due to rust and corrosion build-up. The board is actively seeking contractor estimates for correcting the chemical/pump room ventilation, adding a meeting room with year-round bathroom access, as well as adding a raised deck and fixed charcoal barbeque grill and picnic table area. While there is no timeline, we are moving forward on plan ideas, including costs for future consideration. Any homeowner with contacts in this type of construction work should have them contact an HOA board member.
- VI. Discussion about street parking was the largest focus of this meeting. Most homeowners agreed that cars need to be parked in your driveway if it is available at all times and not just overnight. Both Janet Cummings and Brenda Campbell live on Harps Mill Woods Run where the most recent congestion issues have been happening. This involved a police car having

difficulty navigating this street. These board members are tracking cars and overnight parking locations to help notify the drivers and potential homeowners in violation of our bylaws. Verbal communication has been attempted with some success, but notices and fines will be sent as needed to maintain clear passage for homeowners and emergency vehicles.

- VII. Board Elections: No new nominations were received from the floor. Don Nelson and Mark Jones both agreed to remain as board members and a unanimous 'by hands' vote approved their next 3- year term.

Meeting was adjourned at 7:35 pm with the Board meeting to discuss some additional action items necessary before the next meeting scheduled for April 8, 2014. Meeting will be poolside; weather permitting.

Board Member Meeting – February 4, 2014

Board members agreed to continue in our current positions for 2014, since Ron Alford was not present.

Meeting dates for the year are as follows:

April 8, June 3, August 5, October 7, December 2; next Annual Meeting February 3, 2015

Architectural Committee members approved for 2014:

Joyce Johnson, Jason Sutton, Lois Foster, Dinah Nelson and Gail Wawrzyniak

These committee members will receive a letter formally thanking them for their service to our association, along with instructions on expectations from the board to reduce communication issues encountered in the past. This committee will act independently of the HOA board to review architectural change requests, but will notify board of approvals in advance of the requesting homeowner to ensure consistent communication. Board also will cover printing and mailing expenses for architecture guidelines/ bulletin created by this committee.

Social Committee members approved for 2014:

Jaime Weathersby, Jennifer Dicksey and Janet Cummings

These committee members will receive a letter formally thanking them for their service to our association, along with instructions on expectations from the board, including their 2014 budget allowance.

Nominating Committee is currently made of the non-expiring Board members, but the Board is accepting volunteers.

Discussion over formalizing term limits for board members was varied. Suggestion that it be limited to 2 consecutive terms (6 years) before a minimum of 1 year break should be considered. This topic will be discussed at the April Board meeting and a vote will be held as to whether the full association should be allowed to vote on this change to our bylaws.

Meeting adjourned at 8:15 pm