

Harps Mill Woods
Homeowners Association Meeting Minutes
April 8th 2014

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

Homeowners present: Jason Sutton, Gail Wawrzyniak, Lois Foster, Ronald & Joyce Johnson, Dinah Nelson

Meeting was called to order by Mark Jones beginning at 7:08 pm with the above listed in attendance.

- I. Minutes from the February 2014 Annual Board Meeting were acknowledged as having been previously approved by the HOA Board and posted on the Harps Mill Woods HOA website: <http://harpsmillwoods.org/>
- II. Mark Jones reported that the pool was in preparation stages for the pool opening coming in May 2014. Some pipes and valves burst during the winter, but those repairs and parts have been replaced and the pool company maintaining the pool is well on its way to getting the pool ready for opening. There was some vandalism committed during the off-season in the bathrooms; the Board voted unanimously for a contractor to complete the repairs prior to the pool opening.
- III. Janet Cummings, Vice President and chairperson of Social events reported that we have four events planned for the 2014; Easter Celebration, Pool Opening, Fall Pig Picking and Halloween. The Easter celebration was scheduled for April 13th 2014 with home owners and neighbors Jaime Weathersby and Jennifer Dicksey coordinating the activities for Easter and Halloween for our families and children. Janet and Mark and the other Board Members will coordinate the Pool Opening Party and the Pig Pickin' events.
- IV. Brenda Campbell, Treasurer presented the current HOA Budget as of April 8th 2014, showing the income from annual dues, budgeted amounts for each expenditure category and the actual payments made during 2014. We have 104 lots paid-in-full on their annual dues (90%) with additional payments expected during the year. We have 11 homeowners not yet paid with one past due over four years, two are making payments and eight are late for one year. No homes are vacant and none are in foreclosure. Brenda reported that the HOA contracted with a vendor during the winter to plow our streets during the ice and snow storms; however, some neighbors on Paddle Wheel protested and plowing was stopped. This was an unusual request in that the majority of our neighbors appreciated street clearing, so that they could leave their homes for work or go to the store, etc. Brenda agreed to call our electrician, Reginald, to replace the entrance sign light. The HOA taxes were filed before the deadline and the Association owed no taxes and the HOA liability insurance policy was renewed. The Board does not have a complete list of renters. We would like to obtain a list of those neighbors, so that we can communicate with them about upcoming and ongoing events in our neighborhood.

- V. Architectural Committee members present were Janet Cummings, Jason Sutton, Lois Foster, Joyce Johnson, Dinah Nelson and Gail Wawrzyniak. This committee acts independently of the HOA board to review architectural change requests and 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. The committee reported that they provided written approval to neighbor Rebecca Armstrong for a requested fence at their property on 7932 Milltrace Run. Additionally, Debbie Simmering, renter from Jan Tang of 7713 Harps Mill Woods Run, requested the installation of a dog run 8 feet by 16 feet made of chain link fencing. The unit is not attached to the home structure and is to be removed as a family property if and when the Simmering's move from the neighborhood. There were several minutes of discussion about the issue, but it was agreed that the Architectural Committee makes the final decision in such matters as defined by the HOA Covenants and Bylaws and they approved of this addition to the backyard of 7713 Harps Mill Woods Run. They agreed to write a letter to the homeowner, Jan Tang, to remind her that when a home is to be rented and there are architectural changes to the property being requested by a renter, the homeowner must contact the HOA Architectural Committee to have those requests reviewed and approved.

Meeting was adjourned at 8:25 pm

Minutes submitted by Ron Alford- Secretary and Board Member on April 13th 2014.

Upcoming HOA meeting dates are as follows: June 3, August 5, October 7, December 2; next Annual Meeting February 3, 2015