

Harps Mill Woods HOA Inc
2015 Annual Meeting- Minutes
February 3, 2015

Mark Jones- President- not in attendance; Attendees: Janet Cummings- Vice President, Brenda Campbell- Treasurer, Don Nelson- Board Member and Ron Alford- Board Member/ Secretary

Other homeowners in attendance included (Joyce & Ronald Johnson, Anibal Lopes, Dinah Nelson, Gail & Don Wawrzyniak, Scott Reston, Charlene Alford, Jaime Weathersby, Jennifer Dicksey, Lois Foster) and five by proxy (Mayton, Baird, Peed, Buskirk, Collins) resulting in a quorum.

The meeting was held at the Hibachi China Buffet on Millbrook and Capital Blvd.

1. Call to Order of Meeting by Vice President, Janet Cummings at 7:10 pm
2. Officer Reports:
 - a. Vice President- Janet Cummings reported that the pool was in order and closed for the winter. Some maintenance on the pool drain covers will be required prior to the pool opening, which is projected in May 2015 by the Memorial Day week-end. Janet reported that because there was low attendance for the pig picking in 2014, the Board may consider having only one social event for families in 2015. The new Board will make that decision. In other social events for the children (Easter and Halloween), Jaime Weathersby reported much success with those events and she and Jennifer Dicksey would continue to plan for those types of events for our families and children for 2015.
 - b. Treasurer- Brenda Campbell- Provided an updated budget as of February 3rd 2015 reflecting that 75 home owners of the 115 had paid the required annual dues of \$185.00 for 2015. Only one homeowner still owes \$178.00 for 2014. Brenda stated that the HOA had changed banks to First Citizens Bank. We have a primary and secondary checking account. The majority of our funds are kept in the secondary account. Funds are transferred to the primary account when funds are scheduled for automatic withdrawal to cover expenses. We have no fees and no interest accounts. Minimal checks are written. We have modernized our accounting and banking methods and the designated Board Members have easy access to the account information. The treasurer and one other Board Member will be authorized to write and sign checks following Board approval.
 - c. Secretary- Ron Alford recognized the members of the Architectural Committee and their due diligence in providing support to homeowners' requests for home improvements. Also, Ron thanked and praised Scott Reston for his continued maintenance and updates to our webpage: <http://harpsmillwoods.org/>
 - d. Election of new Board Members. The terms of Ron Alford and Janet Cummings expired. The meeting attendees combined with official proxys elected Jaime Weathersby and Gail Wawrzyniak as the two new HOA Board Members- Congratulations to Gail and Jaime! The new Board will elect officers among themselves and announce the designees at a later date. *Vote results: 16 lot votes for 2 positions (Gail – 11, Jaime – 16, Ron – 5) equals the 32 total votes.*

3. Old Business- Brenda Campbell and Janet Cummings mentioned that the neighborhood continues to have some neighbors who park their vehicles on the street on a regular basis. For the chronic violators, Brenda Campbell and Janet Cummings have been placing notices on the vehicles and assigning fines. The Board encourages all homeowners to be courteous of your neighbors and realize that our streets are narrow and they are not suited for regular on street parking as advised in our Covenants and Restrictions. There was some additional vandalism on personal vehicles in our neighborhood; police reports were filed; reminder to not leave valuables in your vehicles. There was some discussion on upgrading the safety of the pebble path. The new Board will address that issue in the coming year- 2015.
4. New Business- Gail Wawrzyniak, new Board Member, asked that the Board consider trimming and or removing some of the taller bushes at the corner of Harps Mill and Harps Mill Woods Run (the side opposite the sign). The purpose would be to improve visibility at that corner with regards to being able to see pedestrians on the sidewalk approaching the corner, as well as traffic turning left from Harps Mill onto Harps Mill Woods Run. There have been several "close calls." Jaime Weathersby, new Board member, agreed to ask her father who owns a local landscaping company to provide an estimate to the new Board for making these landscape modifications.
5. The meeting was adjourned at 8:00 pm.

Next meeting on April 7th 2015

Board Meeting – February 3, 2015

A short meeting was held with the new HMW HOA Board members in attendance and the following positions of responsibility were accepted:

Brenda Campbell – will continue to be Treasurer until February 2016.

Gail Wawrzyniak – will be Secretary until February 2016.

(In discussions over the next two weeks the following positions were agreed upon for 2015 – Mark Jones will continue as President and Don Nelson will take the Vice President position, with Jaime Weathersby as our Board Member-at Large).

Dates for the remaining 2015 calendar year and next annual meeting were set:

April 7

June 2

August 4

October 6

December 1

Annual Meeting - February 2, 2016

Meeting was adjourned at 8:31 pm