

## **Harps Mill Woods HOA 8/18/15 Meeting- Minutes**

### **Attendees:**

Mark Jones- President - present  
Don Nelson - Vice President - present  
Brenda Campbell- Treasurer - present  
Jaime Weathersby - Board Member - absent  
Gail Wawrzyniak- Secretary - present

Homeowners present include Kristine Jones, Scott Reston, Don Wawrzyniak, Janet Cummings, Brenda and Larry Woodard, Shannon and Andy Moser, Gregory Wiggs, Connie Herchenroder.

The meeting was held at the HMW pool.

1. Call to Order of Meeting by President Mark Jones at 7:05 pm
2. The minutes from the April meeting were confirmed as approved by the HOA Board.
3. Officer Reports:
  - a. President – Mark Jones discussed that weed treatment for the front entrance HOA-owned area will be done this week.
  - b. Vice President – Don Nelson discussed that he received requests to purchase additional table and umbrella for the pool area. Mark Jones suggested adding additional funds to the 2016 budget. Brenda Campbell indicated that there is approximately \$400 left in this year's budget if we want to purchase this year rather than next year. Vote taken and passed that we will purchase a table and umbrella when there is a sale.
  - c. Treasurer – Brenda Campbell provided the financial statement. Brenda indicated that she is looking at a replacement for the current pool phone which is considered a business phone and quite expensive. She is looking at an option to have an emergency phone, which should be less expensive. Also, the light at the main entrance on Harps Mill Woods Run is not working and an electrician is coming to see if it can be fixed or if we need some other option for the lighting at the entrance.
4. Committee Reports
  - a. Architectural Committee – One request received but that was for a fence replacement rather than a new request so the committee did not have to approve.
  - b. Social Committee – Jaime Weathersby was not able to attend but there was discussion of the good turnout and success of the summer pool party. The community garage sale, held the first weekend of June, had 13 homes participating. There were a number of other large sales in the area, so we had a good amount of traffic. We may want to do a sale at the same time next year if there is interest among homeowners.
5. Old Business –
  - a. Action Items from previous meeting were all completed:

- i. Don Nelson talked with the City about placing our signs at our entrance announcing upcoming events. We have them chained in place and no concerns have been raised, so we will continue with this approach to make residents aware of upcoming events.
- ii. Mark Jones completed all actions related to the pool opening. We were able to use the existing diagram for the pool so did not have to spend money for a new diagram.
- iii. Jaime Weathersby got all invoices in to the Treasury for payments.
- iv. Mark Jones took care of getting two trees removed from the main entrance that were blocking view of pedestrians.
- v. Gail Wawrzyniak worked with Scott Reston to have Don Wawrzyniak have backup access for the website. Resident listing on the website has been updated based on the last listing provided by Brenda Campbell.

## 6. New Business

- a. The Woodard's on Mill Trace Run discussed a drainage issue. There is a manhole cover on their property that the subdivision's runoff water drains into and is causing severe soil erosion in the area surrounding the manhole cover. The city has said that it is not a city issue. There is a City of Raleigh program that can assist, but the waiting list is approximately 4 years long. Discussion held that it would not be a HOA issue, but possible avenues included for the homeowners to contact their Homeowner's Insurance, or one of the local consumer advocates.
- b. Gregory Wiggs expressed interest in a neighborhood services directory for those who may want to promote their services to the neighborhood. It was discussed that Scott Reston could create a space on our Facebook page for those interested.
- c. There was discussion about our neighborhood participation in NextDoor.com and the fact that local police are posting news items related to crime and safety. Since the number of discussion threads could get overwhelming, Scott Reston suggested that he could place information on the website for those interested in how to mute unwanted threads, or limit the threads to only those from Harps Mill Woods, etc.
- d. The HOA implemented the new process for covenant violations in July and have sent out 8 notifications since its launch resulting in one home being fined.

7. The meeting was adjourned at 7:40 pm.

### Action Items:

- Brenda Campbell will investigate emergency phone for the pool area.
- Mark Jones will purchase additional table/umbrella for pool area when there is a sale.
- Brenda Campbell will continue working with electrician regarding a solution for the front entrance light.
- Scott Reston to create a space within our neighborhood Facebook page that would allow people to post their names/numbers for neighborhood services. Also, Scott will put information on the website about how to make the best use of the Harps Mill Woods site on nextdoor.com.

Minutes submitted by Gail Wawrzyniak, Secretary on August 20, 2015