

Harps Mill Woods HOA

Annual Meeting- Minutes – 02/02/2016

Attendees:

Mark Jones- President - Absent
Don Nelson- Vice President - Present
Jaime Weathersby - Board Member - Absent
Gail Wawrzyniak- Secretary - Present

A quorum was met with homeowners in attendance: Janet Cummings, Scott Reston, Lois Foster, Brenda and Bill Campbell, Don Wawrzyniak, Joyce Johnson, Ron Alford, and also represented via Proxies included Janet Collins, Anibal Lopes, Gregory Wiggins, Christine Bury, and Barbara Leone.

The meeting was held at Millbrook Exchange Community Center – Room 2

1. Call to Order of Meeting by Vice President Don Nelson at 7:01 pm
2. Minutes from the previous Meeting were approved by the HOA Board and posted to the website.
3. Officer Reports:
 - a. President – Absent
 - b. Vice President – Don Nelson contact four CPAs and Accountants to inquire on cost to handle Treasury duties for the HOA. The average cost would be \$100/hr or approximately \$2400-\$3000/yr. Brenda Campbell stated that everything is currently set up on autopay. Board members can have debit cards if wanted. Generally, according to Brenda Campbell, treasury duties take about 1 hour/month and she reiterated her offer to remain as Treasurer even though she is not on the board.
 - c. Treasurer – Reviewed current budget. Brenda recommended that since Insurance renewal was approaching that we discuss with Erie if we can get a reassessment of the pool since we've added the pool covering. Don Nelson will contact Erie to discuss.
 - d. Secretary – Gail Wawrzyniak discussed the letter mailing and that the City of Raleigh, which offered the mailing since we are now part of the Neighborhood Registry, wasn't able to do the mailing in the timeframe needed. The city is looking into a reimbursement, however, if not, we can likely have them do a mid-year mailing instead. There was discussion about getting a bulk rate for mailings within our community. Gail Wawrzyniak will investigate this.
4. Committee Reports
 - a. Architectural – One new request for landscaping that was approved.
 - b. Social – Jaime Weathersby was absent, but the comments were very positive regarding the social events. There was also discussion of neighbors supporting veterans by putting a green light in front of their house.
 - c. Halloween party was well attended and they had a great turnout. This holiday season, they will be caroling with kids through the neighborhood. It is currently scheduled for Monday, Dec 21st around 7pm. They will be sending out a flyer to see if homeowners would like to have them stop at their home to sing.
5. Old Business
 - a. Emergency Pool Phone – Brenda Campbell will continue to investigate this option.
 - b. Page in Facebook where people can list themselves if they'd like to offer services to the neighborhood – Discussed briefly. Will review options for this in Facebook.

6. New Business

- a. Vote for treasurer – Motion for Brenda Campbell to continue as Treasurer passed.
- b. Welcome Committee – Discussed a previous request to start a welcome committee. Motion was passed to start committee. Terri Rafelik previously volunteered to be on this committee. Brenda Campbell volunteered to be on the committee. Discussion was that owners of rental companies should inform the HOA of new tenants. Generally, the neighborhood sees 6-8 home ownership changes per year.
- c. Architectural Committee – 2016 members of the Architectural Committee were reaffirmed as Lois Foster, Dinah Nelson, and Gail Wawrzyniak.
- d. Neighborhood Registry – Discussed the possibility for a matching fund for neighborhood improvements. Various ideas were discussed including a community garden, updates to the front entrance, food for children with a pool event and/or coordinate with an existing agency that supports needy children, enhancements to the area behind the pool to ease the erosion. Motion passed to investigate stabilizing the area behind the pool. Ron Alford and Don Nelson will take this item to develop a plan and budget. The timeline for the proposal is May, 2016.
- e. Board Member – Motion was passed to have Ron Alford join the board.

7. New Business:

- a. This year we will need to power wash the pool deck.
- b. Parking discussion regarding the ongoing issue of regular parking on the street. Discussion of other HOAs with signs stating no on-street parking. Other HOAs have a service that monitor and impose fines for parking. Janet Cummings will provide information on the service that other HOAs used. Also, there was discussion of the anonymity of the complaints. While we can technically make the change to make the form anonymous, there was discussion that it could create issues if the board does not know who is making the complaints.

8. The meeting was adjourned at 8:29 pm.

Minutes submitted by Gail Wawrzyniak Secretary on 2/16/2016.

Action Items –

Don Nelson will contact Erie to discuss any Insurance rate decreases that may be available.

Gail Wawrzyniak will investigate bulk rates for mailings within the neighborhood.

Brenda Campbell will investigate Emergency Pool Phone.

Don Wawrzyniak will investigate setting up a page in Facebook where people can list themselves if they'd like to offer services to the neighborhood.

Ron Alford and Don Nelson will develop a plan and budget for enhancements to the area behind the pool.

Janet Cummings will provide details of a previous service that monitored parking in neighborhoods.