

Harps Mill Woods HOA
Meeting- Minutes
December 6, 2016

Attendees:

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

Homeowners in attendance included: Barb Leone, Terri RaFalik, Dahlia Eldred, Don Psencik, Donna Salda, Janet Cummings, Lois Foster, Don Wawrzyniak, Scott Reston, Sharon Pike, Sammy Morris.

The meeting was held at Millbrook Exchange Park Community Center Building.

1. Call to Order of Meeting by Don Nelson at 7:00p.m. December 6, 2016
2. Minutes from the previous Meeting were approved by the HOA Board and have been posted to the website.
3. Officer Reports:
 - a. President – n/a
 - b. Vice President –
 - i. Pool -- Estimate on pool to be painted and fill cracks was discussed. Also discussed the previous meeting action item to contact an engineer to assess the slope and pool surround.
 1. **Action Item – Board will discuss who will take this action item.**
 2. **Action Item – Gail will send Dahlia’s email to the board** in case they did not receive it. The email contained contact information for an engineer.
 - ii. Wooden stairs by the pool – Mr. Baily said some boards need replacing. Depending on the weather, this should be done within the next 45 days.
 - iii. Pool Furniture – Pool furniture is available at Lowes. Ron Alford will price it out. Ideally, we would like a dozen chaises, one additional table with chairs around them.
 1. **Action Item – Ron Alford will price out pool furniture.**
 - c. Treasurer –
 - i. Actual year to date Budget was provided by Brenda Campbell.
 1. It was reviewed and approved.
 - ii. Proposed 2017 budget was reviewed. Discussion about the pool repairs that will be needed, pool painting needed in 2017.
 1. Motion to raise HOA fee to \$195/year plus a one-time assessment of \$50 to account for the increased maintenance cost of the pool this year. Vote passed.
 - d. Secretary – No report.
4. Committee Reports
 - a. Architectural – No new requests.
 - b. Social – There will be a caroling event near the holidays.
5. Old Business
 - a. Donna Saldo provided information on Covenants and Restrictions.

6. New Business

- a. Language on the website needs to be cleaned up and updated so the documents are not individual pages. Proposed coming up with standards that could be displayed easily and clearly on the website.
- b. The Annual Meeting in February will be held at the Millbrook Exchange Park.

7. The meeting was adjourned at 8:01 p.m.

Minutes submitted by Gail Wawrzyniak, Secretary on 01/25/17.

Action Items –

Board – Discuss who will contact engineering regarding pool area.

Gail – Send Board Dahlia's email with contact information.

Ron Alford – Price out pool furniture.