

**Harps Mill Woods HOA
Annual Meeting- Minutes
February 7, 2017**

Attendees:

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

A quorum was met for the Annual Meeting. Homeowners in attendance were represented by (homeowner last name) Reynolds, Reston, Gachari, Carter, Campbell, McCarthy, Foster, Cummings, Sutton, Shelton, Bailey, Riddle, Mayton, Alford, Trimble, Nelson, Morris, Salisbury, Banko, RaFalik, LaVallee, Wiggs, McInnis, Saldo, Pike, Eldred, Weathersby, Rosiak, Anderson, Wawrzyniak. A total of 70 proxies were also submitted to the Secretary prior to the start of the meeting and were validated.

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

1. Call to Order of Meeting by Don Nelson.
2. Board Member Election – Two vacancies were open with Mark Jones’ and Don Nelson’s terms coming to an end. The three candidates, Brenda Campbell, Lois Foster, and Don Nelson, were each given two minutes to introduce themselves to the homeowners in attendance. Voting occurred and the votes were tallied by Gail Wawrzyniak and Jaime Weathersby. Brenda Campbell and Lois Foster received the top votes and will be on the 2017 HOA Board.
3. Officer Reports:
 - a. President – Upcoming work that will be done on the pool includes RamJack to repair the sloping of the pool deck, but there is no work needed on the bank behind the pool. The pool will be painted, power washing the deck and building. Pool furniture will be purchased. 10 Loungers, 1 table and 4 chairs and umbrella. This work will be done between now and May in anticipation of the pool opening. Ron Alford noted that if you see pool furniture in disrepair to let one of the board members know.
 - b. Treasurer – Brenda provided an overview of the current budget. The tax form is due in March. We are looking for a CPA to do an annual financial review of the books.
 - c. Secretary – No report.
1. Committee Reports
 - a. Architectural – No new requests.
 - b. *Addendum after the meeting:* Social Committee – There will be a Spring Fling event held April 1, 2017 with Easter Egg Hunt, a visit from the Easter Bunny, and more.
2. Old Business
 - a. Stair Repairs – The wooden stairs will be repaired within the next 30 days. However, it should be noted that the stairs will not last much longer and will need to be replaced. Ron Bailey said he could provide an estimate for an entire replacement of the stairs as well.
3. New Business

- a. Architectural Committee members: Terri ReFalik will join the committee's current members of Lois Foster, Janet Cummings, and Sharon Pike.
- b. Pool Committee: A newly formed Pool Committee will be Brenda Campbell, Gregory Wiggs, Janet Riddle, Janet Cummings, and Bill Foster.
- c. Matching Funds from the City of Raleigh: Different options were discussed for the matching funds. Donna Saldo and Chris LaValee will put together a proposal for the board.

4. The meeting was adjourned at 8:20p.m.

After the adjournment of the Annual Meeting, the new board met to discuss Board Positions and 2017 meeting dates.

President – Gail Wawrzyniak

Vice President – Ron Alford

Treasurer – Brenda Campbell

Board Member – Lois Foster

Board Member – Jaime Weathersby

Donna Saldo has agreed to serve as a non-Board Member Secretary

2017 Meeting schedule will be the first Tuesday of even months except for August, when it will be August 8th.

Lois will inquire about reserving the Library Meeting room for the April meeting.

Minutes submitted by Gail Wawrzyniak on 02/20/17.