

# Harps Mill Woods HOA October Meeting- Minutes

## Attendees:

HOA Board:

Gail Wawrzyniak- President  
Greg Wiggs – Vice President  
Brenda Campbell-Treasurer  
Chris LaVallee - Board Member

Homeowners: Ron and Keith

The meeting was held at the North Regional Library at 7009 Harps Mill Road.

1. Call to Order of Meeting by Gail Wawrzyniak at 7:06 pm
2. Minutes from the previous Meeting were approved by the HOA Board.
3. Officer Reports:
  - a. President – Light fixed, new flowers planted, and beds fixed by landscapers
    - i. Reached out to landscapers to clean up by the pool better, trimming shrubs better also
  - b. Vice President – No new news
  - c. Treasurer- Budget of \$242 for social left-secretary tied off with Social chair, may not use the rest for the year, busy, etc.
  - d. Secretary – Letters sent to recent complaints on parking.
4. Committee Reports
  - a. Architectural – Received request for fencing. Prefer to push back to the 10.9 corner on the left side of the house. Gail to reach out to Janet and pending Janet’s answer Gail will respond. Once updated will need to get neighbors signed off.
  - b. Social – No new updates
  - c. Pool – See below request/topics in new business
5. Old Business
  - a. Possible to explore need for a street light at Harps Mill and Harps Mill Woods Run (Gail to follow up)
6. New Business
  - a. Budget-Reviewed latest as of 12/3/19
    - i. Updating plan with latest information
  - b. To be included in yearly letter
    - i. Be respectful of garbage cans
    - ii. Trees across 2 neighbors’ yards, you can trim what is on your property
    - iii. Need architectural committee members
    - iv. Update parking fine to \$50’s after 2 instances and will be billed immediately. 90 day cycle with interest charged 30 days after billed.-voted on, approved
    - v. Increase dues by \$5 -voted on, approved
    - vi. Unkept yards
  - c. Pool update

- i. New table (take care of next season and put in budget next month)-will be added to budget for 2020
- ii. Hose bed at the water fountain/shower is leaking. Needs replaced, do during backflow inspection – will be added to budget for 2020
- iii. Gate to the pool-never had Raleigh fire inspector. Can not have a key out. Continuing to research, working with locksmith. Options from fencing people also. Need to figure out budget plan.
- iv. Pressure wash deck before next season – ok to keep in contract will be added to budget for 2020
- v. Extra assessment-paint - Brenda to call scuba clean and review contract
- vi. Drain covers have to be replaced before summer 2022 -to be addressed in 2022
- vii. Possible to have landscapers spray or unweed area inside the pool on an ad-hoc basis-add to 2020 budget

d. February 4<sup>th</sup> Annual HOA Meeting – Chris to do letter, Brenda to provide addressed envelopes

7. The meeting was adjourned at 8:30 pm.

Next meeting on February 4<sup>th</sup> , annual HOA meeting

Minutes submitted by Christine LaVallee