

Harps Mill Woods HOA June 2023 Meeting Minutes

Attendees:

HOA Board:

Brenda Campbell- Treasurer

Bob Paeglow- Secretary

Homeowners: Casey Carrick, Anna Carrick, Gregory Wiggs, Meghan Finnie, Scott Reston, Terri Rafalik, Ron Alford, Janet Cummings, Andrea Hall, Sharon , Donna Saldo, Chase, Tripp, Heather Dutra, Stewart H.

The meeting was held via Zoom on Tuesday June 13, 2023, at 7pm.

Next Meeting: Tuesday August 8 at 7pm

1. The meeting called to order by Bob Paeglow at 7:04 pm
2. Review previous meeting minutes- Unable to approve minutes from last meeting as not all board members were present.
3. Officer Reports:
 - a. President- Vacant no report
 - b. Vice-President- Vacant no report
 - c. Treasurer- 2022 financials posted on website. Need to get updated financials posted still.
4. Old Business:
 - a. The landscaping crew is still missing the second row of bushes around the pool area near Ron's Fence. Brenda to remind the crew to do this next time.
 - b. Quote obtained for restriping parking lot, too high. Looking for other options/quotes.
 - c. Parking issues- There are still various parking issues on Milltrace Run and Harps Mill Woods Run. Notices continue to go out and fines assess accordingly.
 - Reminded Homeowners and their guests to not park at the end of other homeowner's driveways and park facing the correct direction.
 - Discussion was had about other options to deal with the parking on the street issue. One suggestion was to set up alternate side of the street parking. Other homeowners felt that would encourage street parking, and not enforceable as our streets are city streets and not private.
 - Discussion was had about changing the bylaws to be more specific language than just "regular" parking.
5. New Business:
 - a. **Need additional homeowners to assist on the architectural committee** currently chaired by Janet Cummings. This committee reviews all requests and verifies if they comply with the HOA covenants. Ron Alford agreed to join the committee.
 - b. **Need volunteers to be President and Vice President of the HOA.**
 - c. **Need volunteers for social committee**, Andrea Hall agreed to assist with finding a Food Truck for a summer event at the pool.
 - d. Issues with 8604 Paddle Wheel Drive being used as an Air BnB. There have been multiple issues at this home over the past several months:
 - Multiple cars parking all over.
 - Noise issues
 - Police activity on various occasions – stolen Vehicle, drugs, cars broken into.
 - The HOA Board does not have contact information for the homeowner- Carrick Family has it and will give it to Brenda after the meeting.

- Official complaints have been filed with Air BnB. If you want to file your own complaint as things occur, please use this site: [Airbnb.com/help/article/3290](https://www.airbnb.com/help/article/3290)
- Encourage all neighbors to continue report issues to Raleigh Police.
- If you have a noise complaint, please call the Raleigh Police Department at 919-831-6311 for immediate assistance.
- All other complaints Contact the Code Enforcement Division by completing a [Code Enforcement Request Form](#) or by calling 919-996-2444 to report any suspected code violation. With your help, we can ensure that the City of Raleigh continues to be a safe, more attractive place to live, work and play.
- **Hours of Operation:** Monday through Friday 8:00 a.m. until 4:45 p.m. (excluding all scheduled holidays)
Location: 421 Fayetteville Street, Suite 1200, Raleigh, NC 27601
Mailing Address: Housing & Neighborhoods Code Enforcement, PO Box 590 Raleigh, NC 27602

e. General Safety concerns:

- 5 Boys messing up pool area and knocking on doors.
- This has historically been a safe neighborhood but encouraged all neighbors to look out for each other and not to leave items in the car. Keep cars locked, etc...
- There are neighborhood watch signs up at both entrances, but no official neighborhood watch program is currently active.
- City of Raleigh might be installing speed humps on Harps Mill Rd between Litchford Rd. and Gresham Lake Rd.

f. Pool

- Main renovations/resurfacing 1-2 years away from having to resurface pool.
- Coping and Skimmer work: Brenda working on getting quotes
- may need Multi-Speed Pump soon: \$900
- may need to replace drain with a certified drain grate.
- New motion sensor light installed at pool to fix dangling light.
- Concern that people that are not homeowners are getting into pool. Possible solutions: rekey lock and issue all new keys, other solutions card entry system?
- Any homeowner has the right to question people if they live in the neighborhood, especially teens.

g. Discussion of HOA Bylaws/ Covenant Change: Will need 75% homeowner approval.

- No changes since created.
- Brenda to reach out to HOA lawyers about costs update language to:
 - Exclude short-term rentals
 - Possible rental cap for HOA currently, 11 of 115 properties are rentals
 - update language about on street parking

6. Meeting adjourned 8:30 pm

Minutes submitted by: Bob Paeglow