

Harps Mill Woods HOA
August 8th, 2023, Meeting Minutes

Attendees:

HOA Board:

Brenda Campbell- Treasurer

Bob Paeglow- Secretary

Samantha Morgan- Board member at Large

Homeowners: Scott Reston, Heather Dutra, Ron Alford, Tara Paeglow, Tripp Lovette, Megan Richart or Meghan Finnie, Wanjru Gachari

The meeting was held via Zoom on Tuesday August 8, 2023, at 7pm.

Next Meeting: Tuesday October 10, 2023, at 7pm.

1. The meeting called to order by Bob Paeglow at 7:07 pm
2. Review previous meeting minutes- Samantha Morgan Motioned to approve 6.13.23 Minutes, 2nd by Ron Alford. Minutes approved.
3. Officer Reports:
 - a. President- Vacant no report
 - b. Vice-President- Vacant no report
 - c. Treasurer
 - Issues with paying Landscaper online payment option not working, waiting for Landscaper to fix issue.
 - No additional costs outside of budget.
4. Committee Reports
 - Architectural Committee: No requests have come in since the last meeting per Ron Alford. Brenda mentioned that there might be another person interested in helping the committee. She will talk to Janet about it.
 - Social Committee:
 - Andrea Hall had been trying to reserve a Food Truck for a weekend event. They all required a minimum amount between \$1,000-\$1,200. Which was over our budget.
 - Stella Paul offered to assist the social committee.
 - Some discussions were held about having a year end pool event or Halloween event at the end of October.
 - We discussed having a fall community yard sale, Possible dates discussed 9/23, 9/30 or 10/7 a Facebook poll will go out and a decision made by end of the month.
5. 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 and Ron to speak with them when he sees them.**
 - b. Quote obtained for restriping parking lot, too high. Looking for other options/quotes. **-Work completed by fellow neighbor- Casey, he also power washed the pool house and pool deck.**
 - 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.

All parking violation notifications submitted via the website link will be sent to the homeowner of the address listed in the violation. If no address no notification can be sent.

- d. Need volunteers to be President and Vice President of the HOA. - **STILL NEED VOLUNTEERS!!!**
 - e. Need volunteers for social committee, Andrea Hall agreed to assist with finding a Food Truck for a summer event at the pool. – **See Committee Notes.**
 - f. 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://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
- No additional issues have been mentioned or happened since the June meeting.**

General Safety concerns:

- g. 5 Boys messing up pool area and knocking on doors.
- h. 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...
- i. There are neighborhood watch signs up at both entrances, but no official neighborhood watch program is currently active.
- j. City of Raleigh might be installing speed humps on Harps Mill Rd between Litchford Rd. and Gresham Lake Rd. – **Unsure of timing of this or if happening. 2 homeowners attending tonight's CAC meeting to find more information.**
- k. 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.
Ron Alfred mentioned the pool is getting a lot of use this year and it's good to see so many enjoying it.
- l. 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

Discussion was held about this, and it was decided to table this at this time due to the high cost, and manpower needed to get 75% of the homeowners to sign-off.

6. New Business:

- Concerns about previous renters/homeowners still having keys to the pool. According to Brenda, the pool lock has never been rekeyed. Samantha to get a quote for rekeying lock.
- Ron mentioned that the light is not working on the sign. – Brenda to have the breaker checked.
- The Medlin Family made a free little library and will install it near the pool and walking path/stairs, for everyone's use. It is a Take one leave one community book swap.
- Facebook post will go out to vote about possible dates for Community Yard Sale.

7. Meeting adjourned 7:45 pm

Minutes submitted by: Bob Paeglow