Harps Mill Woods HOA August 6, 2024, Meeting Minutes

1. Call to Order at 7:05pm
   1. **HOA Board Attendees**: Andrea Hall– President, Samantha Morgan- Vice-President, Andrew Richart, Tripp Lovette
   2. **Homeowners**: Ron Alford, Terri Rafalik, Lloyd Davis, Megan Richart, Anna Carrick, Scott & Alex Krabath, Kathy Mueller & Nthan Leaf, Daniel McCormick, Mehrdad Nasrabadi.
2. President Andrea:
   1. Treasurer Position: Bob, the previous secretary, has taken the role of Treasurer.
   2. Secretary Vacancy: Secretary responsibilities are dived up between the President and the Vice President temporarily. The Secretary position on the board is open and will be available for election next year.
   3. Architecture Committee Members: Janet has resigned. Ron Alford, Mary Ferrell, and the President of the HOA, Andrea are the committee now.
   4. Audit: We are hoping to begin by the next meeting.
   5. Financial documents for view: The budget is on the website for anyone to view. Additional financial documents can be viewed individually with the treasurer, Bob. Bob will focus on dues from those who have not paid, especially those who are behind by multiple years.
3. Vice-President - Samantha
   1. Website
      1. The website will be revamped in the future. We will alert the community to changes on Facebook.
4. Secretary – Vacant
5. Treasurer – Bob. President provided financial report in absence.
6. Architecture Committee Updates
   1. The property with the fence posts facing the front will be staining the fence to match the neighbors, making it in compliance per the Architecture Committee.
   2. Miss Sue will be moving the pots to her back yard. Ron might ask for help to assist her as she is 78 and living alone.
7. Old Business:
   1. New Pool Furniture
      1. Two new tables and un umbrella were purchased and the chairs from last year’s purchase were delivered.
   2. Pool key distribution results
      1. Most pool keys have been picked up.
   3. Meeting Minutes and Agendas Timelines
      1. Meeting minutes will be posted as soon as possible on the website. We strive for two weeks but are not always able to make that (\*side note there is no designated time limit stated in the bylaws). Agendas will be posted 24 hours in advance of meetings.
8. New Business
   1. Covenant Pulse Vote Results (2 emails and a Facebook posting). 30 people voted. 26 of those 30 voted YES to amend the Covenant restricting rental properties going forward.
      1. Attendees asked for pulse vote clarification. The President stated a “pulse” vote was a way to determine IF the community would vote Yes for the Covenant change around rental properties. The board was taking this pulse, to justify potentially spending $2,500 to retain a lawyer, which is needed, IF the Covenant language around rental properties was to change. She explained, this meeting was to discuss the Pulse vote results which would help the board gage IF the community would vote Yes for the Covenant change. She continued that while high level impacts, who would be grandfathered in etc. existed in the emails and on the Facebook posting, those were simply to get a Pulse vote. FULL details to be provided to the community upon obtaining a lawyer via meetings, emails, and website informational postings. It was again stated the pulse vote was simply confirm IF it made sense to spend the money on a lawyer, and the objective in THIS meeting was to discuss the results of the Pulse Vote.
         1. A homeowner stated the idea of a Pulse vote was still unclear, and they did not receive the 2 emails or see the notice on Facebook. The board further explained that this was simply to gage where the community was in their thoughts, regarding potentially restricting rentals, before we spend the $2,500 to obtain a lawyer.
      2. An attendee asked, what can the community do? The President replied that help around voting and communications would be needed. This level of change would require multiple meetings and correspondences AND a 75% vote of yes.
      3. The President asked if we had any idea how much the pool resurfacing will be, given our estimate of $22,000 was 7 years ago, and this might impact the budget for a lawyer retainer fee. Tripp will be obtaining estimates and talk back to the board before we move forward.
   2. Pool closing date
      1. The pool will be open past Labor Day. The exact closing date will be determined after speaking with Mike the pool guy.
   3. Chili Cookoff
      1. Attendees liked the idea. Board to send out more details.
   4. End of the pool year cook out
      1. Attendees liked the idea. Board to send out more details.
   5. Halloween trunk or treat
      1. Attendees liked the idea. Board to send out a poll and more details.
      2. An attendee stated Halloween is on the Thursday and did that impact anything with school on Friday? A fellow attendee clarified that there is no school the day after Halloween.
9. Adjourn Meeting 7:53pm

Next Meetings:

October 8th

December 3rd