Harps Mill Woods HOA

October 10, 2024: 7:00PM

Meeting Agenda

1. Call to Order at 7:05pm
   1. **HOA Board Attendees**: Andrea Hall– President, Bob Paeglow – Treasurer, Samantha Morgan- Vice-President, Andrew Richart and Tripp Lovette-Members at Large
   2. **Homeowners**: Donna Saldo, Terri RaFalik, Janet Cummings, Scott Krabath, Daniel McCormack, Carmela Saunders, Mehrdad Nasrabadi.
2. President - Andrea
   1. Secretary Vacancy. Donna Saldo offered to assist the board until someone was voted in, at the Annual Homeowners Meeting in February.
   2. Covenant Change. The Lawyer contract has been signed, and the board will be hosting informational meetings as well as publishing information. It was mentioned that adding the trailer to the covenant change would be in order if trailers are currently allowed. The president is to follow up on that covenant.
   3. Updates on neighborhood complaints. Parking violations and complaints as well as yard maintenance complaints were addressed and resolved. New complaints were presented that will be addressed by the Architecture Committee.
   4. No Halloween Trunk or Treat to be held this year. Instead, we will host a Fall Festival and Chili Cookoff October 26th from 5-7pm. We will gather at the pool parking lot and will be sending out Facebook polls to get a head count. The pathway from Harp Mill Woods Run to the pool will still be decorated as a haunted forest for Halloween.
3. Vice-President - Samantha
   1. The NC Legislation Corporate Transparency Act (CTA) requires existing HOA’s to register with the government by January 1st, 2025. And all board members need to do so separately. Samantha will forward the information to the board.
   2. Our HOA is still under the old management company. She will investigate that.
4. Secretary – N/A Vacant
5. Treasurer – Bob. He has reviewed the financials Terri. Costs of HOA audits have been made with several companies. The costs for an audit at minimum is $3,500 and maybe higher. The consensus was that was egregious expense for an HOA of our size. A recommendation was made of having a select group of homeowners review the bank statements along with the financial spreadsheet documents. The board will also look into using QuickBooks which is an easier way to manage and document spending. It was also mentioned that there is a non-profit discount through Tech Soup. This approach would be more cost effective for the HOA budget
6. Pool Committee
   1. The necessary resurfacing and updates to the HOA pool will cost around $40,000. The need for the project was forecasted years ago and the time has come. The board will communicate to the homeowners up to 3 new tile styles via email, and/or Facebook and our website and have the community vote on what they like best. Work on the pool can hopefully begin in February depending on the weather.
7. Old Business
   1. N/A
8. New Business
   1. Neighbors mentioned a reminder of the leaf cleanup rules (don’t blow into streets). It was also mentioned by the board that our area has the 2 collections in early November and then not until February, so it is best to get the leaves done the first go around. The board will send out a Facebook and website reminder.
9. Adjourn Meeting 8:15pm

Next Meetings:

December 3rd

February 4th - Yearly Meeting