

Harmony HOA Board Meeting Minutes

Date: 9th December 2010

Called to order at 7:00 PM

Attendees: Mohan Voora, Chris Brooks, Daihong Zhang, Joel Greene and Sonya Evans

A homeowner gave a presentation on grass types, how they grow, dormant times, and other important information. He gave presentation material for the Board to review. Board members felt that the information was very helpful. Joel will forward Harmony Sweetwater contract to expert so he can review and suggest the board any improvements in the contract/service to HOA. Board was most appreciative of this presentation. Presentation started at 7:00 PM and completed at 7:52 PM.

Board discussed ideas based on presentation but agreed to defer the decision on grass type for Harmony to Landscaping committee for a determination on approved grass types for the community.

November meeting minutes were approved unanimously without changes.

Mohan will send an invitation to homeowners interested in serving on Landscaping committee. Mohan will come up with a draft Charter for Landscaping Committee. Sonya will look into how/why the HOA Dues coupon books are being printed and the cost details of the same.

Board reviewed Exhibit A, punch list response from Pulte to HOA Board. Board members discussed ways to confirm that the work is completed to the standards and satisfaction of board members on different items. Chris suggested that the board should have language in the contract before the HOA Board signoff to Pulte regarding the satisfaction of Board with the completion of work list items. Joel will approach Pulte and discuss options to address this concern of the Board.

Board reviewed our HOA website content and thought of ideas to make it better. Chris made a motion and Mohan seconded to approve the website to be made public to the homeowners.

Board reviewed the Neighborhood Watch Committee Charter and suggested changes. Board also discussed ways of organizing the committees and their functions. Chris made a motion to appoint Jon as the Chair for ARC and Mohan seconded, Jon was approved 3-0 vote to be Chairman of ARC. Sonya and Joel abstained from voting for ARC Chair.

Board discussed ways to get additional neighbors added to the Google Groups.

Board reviewed Clubhouse security and approved with majority to spend up to \$6500 to improve the security system at the clubhouse. A motion by Chris was seconded by Sonya for the security system improvements. There will be an addition of 2 cameras to security system (one upstairs and one downstairs at \$400). Joel will look into adding these cameras to the system and source a vendor for security system improvements.

Motion to buy a Cedar tree was approved unanimously. Tree will be installed in the parking lot with an approximate cost of \$500 and it would be a permanent addition to the community with a one time cost. Board discussed some lighting for the tree during Christmas. Mohan brought up a discussion about having a Diwali celebration next year and how it could be supported by the HOA same as a Christmas celebration. Diwali Celebration was supported by all Board members to be discussed further towards July/August of 2011. Board is interested in finding ways to support other Celebrations recognized by Harmony's rich and diverse homeowner cultures.

Board discussed monument sign emblems on Turner Creek road and the cost of replacing all of them for \$2,000. Joel will research for a different solution while trying to maintain the original look of a 2

dimensional emblem while avoiding a huge cost.

Board reviewed the options to replace the carpet on first floor with Carpet or Hardwood for reliability, cost, life, etc., Board decided to table the item for now. Joel is going to have Monica call Pulte if they would help with their Contractors in replacing the flooring at the HOA cost.

All board members will give some input to Daihong for charter for ARC.

Mohan and Joel will look into website management. Mohan raised the issue of the HOA insurance premiums paid and volunteered to look into alternatives for lowering costs of insurance coverage.

Adjourned at 10:35PM