

Harmony HOA Board Meeting Minutes

Date: 09-NOV-2010 APPROVED

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

Called to order at 7:02 PM

Candice and Jon Evans from Architectural committee met with the board to explain their findings on inspection of fence and confirm items to be changed to reach ARC standards. Board thanked the committee members for their time.

Board had an executive session for 40 minutes in this meeting.

Member made motion to uphold standards of required fences as outlined in Architectural Standards. Board unanimously agreed to require standards to be up held.

Board decided to have a standing meeting date the second Thursday of every month at 7:00 PM.

Board agreed that secretary will send a draft of minutes to board members. If any member has changes and another board member does not object to the changes, minutes will be finalized with changes proposed. If there is an objection we will table with changes and reach an agreement in the next meeting.

Board reviewed October meeting minutes and approved with changes.

Reviewed current financials and the treasurer approved of the answers provided by PPM on some clarifications.

Board members discussed creating a website for the HOA. Board approved creating a basic website in the next couple of weeks for Harmony HOA. Mohan Voora was approved to spend \$100 for hosting fee for one year and come up with basic site. If we can get harmonyhoa.com for \$20 go ahead and register. Mohan will do a demo for the site before releasing it to the community.

Board discussed the Transition items and status of the list presented to Pulte on 11/02/2010. Joel Greene gave an update on different items that were discussed with Pulte. Board reviewed if ES has an engineer on staff and confirmed that we will continue HOA work with them. Board reviewed the BMP inspections and how Pulte is considering addressing the items identified as in need of repair on the inspections.

Board discussed fescue and summer Grass types and PPM will find out if there were homeowners who were told that they cannot plant warm season grass. Chris will ask one of the homeowners with experience in Grass types to come and explain to us about advantages/disadvantages with different types. Sonya will call town of Cary about the large patch on Affinity Circle (why they dug up the street and when it would be finished).

Board asked if Daihong Zhang can send another email to GoogleGroups about further interest in the ARC membership. Board discussed the first action item for ARC to review -- come up with clarifications for questions that a homeowner may have based on current ARC guidelines. Board will be appointing an ARC committee chair to head this restructured committee. Board reviewed and voted to have Rob Page as the Chairman of the Neighborhood watch committee. Board made a resolution to create a Social committee and to ask Amanda Greene to be the Chair of that committee. Mohan Voora will send email to the volunteers of the Landscaping committee to request interest.

Board requested that Joel Greene and Mohan Voora talk with Sweetwater on Landscaping items being managed by them. Board considered a lawn of the month gift card for the best lawn in the month going forward. Board will review and confirm this in future and publish to the community.

PPM explained that they are having an issue with the Carpet in the clubhouse. Board asked PPM to come up with a quote on different options with carpet replacement with Hardwood or Carpet or other. PPM will request Pulte if they would replace the Carpet with prefab hardwood. Board approved the chalkboard to be repaired by a

homeowner that offered a reasonable price. Members will look into some Air Hockey tables to replace the current one which is broken for the downstairs recreational room.

Board discussed safety of the clubhouse and its contents. Members reviewed a change to the homeowner key (to clubhouse) and vendor key to an electronic key system for easier and safe access. Joel will look into the electronic key system options for the Club House.

Meeting Adjourned at 10:50PM