

# Harmony HOA Board Meeting Minutes

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Date: 15<sup>th</sup> April 2011

Started at 7:02pm. Adjourned at 12:21am

Attendees: Chris Brooks, Sonya Evans, Joel Greene, Monica Legere (PPM), Daihong Zhang

Special Guests: Dan Crocker, Nationwide Insurance Agent

Jon Evans, ARC Chair

March meeting minutes were approved after Daihong made motion to amend the notes for a small grammatical error, Chris seconded the motion.

Went over Monica's action points from the last meeting - didn't have a complete list of action points – Mohan has list but was absent this meeting. We'll review at the next meeting.

Dan Crocker, the Nationwide Insurance agent who handles the HOA insurance, explained our policy to the board. We will provide the Reserve Study to him once it's complete to see if we have the right coverages. Our current policy has been reduced by \$700 this year.

Jon Evans, ARC chair, discussed the ARC applications that had been received for the time period March 11 – April 14 which included 9 approvals, 2 of which were conditional. A brief discussion about the first warm season grass change application occurred. A motion was made by Chris to adopt Section 2.2 in its entirety from the January 2007 Rules and Architectural Guidelines to the Revised April 2009 version. Shoe racks on front porches were discussed – only outdoor furniture can be outside and no racks should be mounted to the home.

A Reserve Study quote from Reserve Advisors was discussed (one from Criterium-Giles Engineers was looked at during the last board meeting). Monica recommended that we go with the local provider because it was less money and we'll have more access to them. Chris made a motion that the local provider, Criterium-Giles Engineers, be approved to complete the study, Daihong seconded the motion.

A short update on the Pulte drainage easement issue was given, Monica shared with the board information she received from Randy King. Pulte will put together a schedule next week on when the work can be completed.

A short discussion about signage at the tennis courts followed. There were also comments about moving the basketball ball court into the parking lot so both tennis courts could be used for tennis.

The board is looking for ways to collect more neighborhood email addresses so people can be contacted electronically instead of through the mail.

The board discussed the recent fire along the sidewalk going to the tennis courts and the need to change the pine straw around the buildings. Sweetwater provided a plan of the clubhouse area separated into various zones (including approximate cost for each zone) that could be changed from pine straw to mulch. A motion was made by Chris to change zones 1,2,3,4 & 6 to mulch, Sonya seconded the motion.

It was decided the Social Committee will come up with ideas to make the Rec Room by the pool more inviting so kids will have somewhere else to hang out and present them to the board for consideration.

Tony has compiled a list of available swim coaches for summer and that information has been posted on the marquee going to the tennis court / pool area.

The current pool contract was discussed because the vendor isn't following through on what he's supposed to be doing. Members of the board along with PPM manager will meet Friday morning with current pool vendor to discuss shortcomings and path forward. Two potential new vendors for this season have been identified.

Does the current pool party guest limit make sense ? The board decided the following wording needs to be added to the Pool Party Request form – "Total guests in excess of current allowable limit will be considered on a case by case basis."

The meeting was adjourned at 12:21am.