

Harmony HOA Board Meeting Minutes

Date: 10th February 2011

Started at 7:01 PM and Adjourned at 11:41 PM

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

Ed Kasper a home owner with an easement question spoke with Board about his concern with the easement that was not placed on property/survey by Pulte in his closing documents. Board members suggested that Ed and Randy get together and Monica will facilitate their discussion.

At 7:39PM board completed discussing with homeowners 228, 229 and 230 (one of them is Ed Kasper referenced above).

January Meeting minutes were approved unanimously by the board with Chris making the motion and seconded by Joel.

Board discussed different action items from previous minutes.

Mohan will wait until 2/18/2011 and send the responses to the Landscape committee volunteer request as an email to the BOD. We would approve the members on email and get the committee ready by March meeting.

Sonya reviewed the Financials for the month and reviewed the \$17K check that the HOA received for money owed from Pulte.

Discussed the clubhouse rental departure checklist and decided we will have a copy of the form on a table after every rental. This will help the next rental owner to know what needs to be done at the completion of their rental.

Board reviewed and made a small change to the ARC Charter. Chris made a motion to approve the Charter and Joel seconded, board approved it unanimously. Jon will send the final soft copy of the ARC charter to Monica and Swathi to be uploaded to respective websites.

Jon explained different applications under consideration by ARC for homeowner. Chris made a motion to approve ARC application that wanted to tie in water accumulated in the swale to the drainage behind their house. Joel seconded the motion. Board decided to get a legal opinion regarding the HOA right to give permission to the owner. This application is approved by the BOD.

Board reviewed the responses from Pulte about the Settlement Agreement list.

Monica updated the status on clubhouse main door repair, rekeying all the locks, securing the routing signal. Monica is going to add 'clubhouse is under surveillance' to the rental agreement and get a couple of stickers to be on the clubhouse property indicating the same. Chris will prepare notes about when/how security surveillance information.

Mohan explained the request for use of clubhouse for a landscape meeting from homeowner. Chris will come up with a document for guidelines/procedures for HOA public use. Monica will respond to the homeowner approving the open meeting. Board discussed options to restrict non homeowners renting the clubhouse with the help of current homeowners. Board reviewed guidelines to homeowner renting the clubhouse on an ongoing basis. Joel made a motion to approve the use of the clubhouse for homeowner usage only. Some of the policies/rules to be followed for clubhouse rental are discussed by the board as -
- To make the clubhouse rental an open invitation, homeowner must agree to be present at the time of rental. Home owner can make another reservation only after completing the current reservation on the books. Sonya will make a resolution for the board on clubhouse rental policies after documenting the same.

Chris made a motion, Sonya seconded and \$1300.00 was approved for Trellis painting. Lane rope was approved in August 2010 by the board, basketball hoop was approved and Monica will order one. Chris made a motion and Mohan seconded it and board approved to buy Corn hole board. Chris is approved to spend up to \$150 to order a Corn hole board.

Chris made a motion to make Anthony the liaison for CPM and Sonya seconded the motion. Chris will look into a locker from a surplus store and is approved to spend \$400. Anthony will talk to the swim coordinator from last year to discuss if she would be interested in swim classes this year also. Anthony and Monica will try to find resources to be offering swim lessons, issue is tabled for next month. Board approved 4 sets of tables, 4 umbrellas and 4 concrete bases for pool furniture. Monica will send a list of items that are desirable by next meeting. Motion to purchase a Trash can with double cans along with furniture was approved.

Board discussed the signs for the Harmony Sign. Board approved 6 signs if the price of each of them is \$450. Mohan made the motion and Joel seconded the motion. Shoe racks – board will ask the ARC to review the shoe racks in the community to make recommendation as they fall under Architectural Committee approval.

Mohan reviewed the new web hosting pages and board approved the new hosting. Mohan said we will migrate the site to new company during the week. Board approved to add webmaster email to the site and assign it to Swathi Voora.

Board decided to have a social hour meeting towards end of March. Tentatively 15th or 16th.

Board discussed ways to communicate the items board is considering/reviewing/approving to the home owners. If chair's of different committees are to publish documents on our website, they will send it PPM to be sent as a blast.

Adjourned at 11:41 PM