

Harmony HOA Board Meeting Minutes

Date: 13th January 2010

Call to Order at 7:06 PM and Adjourned at 11:41 PM

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

December Meeting minutes were approved unanimously by the board.

Board discussed the costs and need for coupon books for homeowners to pay assessments with PPM. It was decided to table the issue as 2011 payment books are already printed. Sonya will work with Monica closer to year end to review alternatives such as sending letter to those homeowners on auto draft or auto bill pay to save money.

The Board is securing quotes to find an option to replace broken pillar sign inserts. Joel explained that he worked has gotten a quote and a sample that will not be a sufficient option for replacement signs on Turner Creek. We will continue exploring the options.

HOA Treasurer reviewed the Financials for the month and was concerned about a Grounds Landscaping payment this month. PPM explained that the amount should be paid by Pulte due to items on the invoice having been requested and approved by Pulte prior to the association transition to homeowner control. Board approved an audit of the HOA accounts from 2010.

Board reviewed the ARC Charter and made recommendations. ARC Committee Chair will come up with a final edited version and Board agreed to reply back by end of weekend. Chris made a motion to table the Social Committee charter for later. Mohan seconded the motion and board approved. Board discussed the Charter for Community Watch Committee and made some changes based on discussion. Board discussed the Landscape Charter and came with a draft of the Charter. Mohan explained the lack of interest from Homeowners to be committee members of Landscape Committee.

Board discussed the Traffic problems at the intersection of Amiable and Turner Creek Rd and in front of the school. Board requested that PPM contact the Town of Cary to review the Traffic Problems and ask for their suggestion.

Board discussed about dog stations in the community and the decision was not to implement this at this time. Board also discussed about kids and parents on different issues in the community.

Board reviewed easement issues between Pulte and one homeowner property. Board discussed the Pulte Settlement list. Board approved the Settlement Agreement list (Exhibit A) from Pulte with 4 changes and gave the authority for the Board President to sign. PPM to deliver signed agreement to Pulte and get action plan for repairs.

Joel explained the different vendors and their pricing for door locks for the Clubhouse. Board discussed practical issues with using new Key Fobs for clubhouse rentals. New Security cameras approved were installed in the clubhouse. Board discussed income vs. cost of rentals, cleaning cost per each rental and other clubhouse rental issues. Board also discussed a revision to the clubhouse rental agreement to established improved rental procedures with the installation of the key fob door entry. Board approved issuing each board member an additional Key Fob that would open the clubhouse and pool doors for emergencies. This Key Fob's will be returned to the management company and assigned to the next board member after the current member's term ends.

Monica will come up with a clubhouse rental completion checklist. This would help the homeowner renting the clubhouse.

Chris made a motion to approve changing the First floor carpet to Hardwood. Diahong seconded the motion. Monica will be looking into the Off Season Furniture purchases approved by the board last year.

Adjourned at 11:41PM

