

Harmony HOA Board Meeting Minutes

Date: 10th March 2011

Started at 7:02 PM and Adjourned at 11:16 PM

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

February Meeting minutes were approved after a move to amend the notes for resolutions prepared by Sonya for the Board. Chris made the motion and was seconded by Joel.

Board discussed different action items from previous minutes. Board discussed the procedure for clubhouse rental departure. Board reviewed the resolutions created by Sonya and approved unanimously. Resolutions were about one rental per six months on books and rental for homeownersq usage only.

Joel explained the Agenda items and the need to stay on time to finish the business in less than 5hrs in this session. Sonya reviewed the financials and explained the credit for February due to a payment from Pulte for work completed and paid by HOA previously.

Sonya explained her thoughts on Reserve study based on a previous study completed by Criterium . Giles Engineers. Board decided to table the decision on Reserve study until next month. Monica will get a few quotes from other companies on Reserve study.

Board reviewed the ARC committee Chairperson report dated 3/10/2011. Joel and Sonya went to CAI seminar and shared their knowledge from the same to the board. Board members Chris, Daihong and Mohan thanked Joel and Sonya for taking the time to go to CAI.

Board reviewed the legal opinion on Drainage Easement Access issue and discussed options before the board to get this issue resolved. This issue may impact the HOA in the future. Board approved a motion from Chris seconded by Mohan to let Pulte and homeowner know that the Board would like this issue resolved soon.

Insurance discussion is tabled for April.

Board confirmed that the Trellis is painted and reviewed the status of items that need to be completed by different organizations for the HOA clubhouse/pool. Board approved purchasing the lockers that Monica suggested based on screen prints and locks for the same. Board discussed swim lessons and choices available for home owners. Anthony will find information on 4 or 5 swim teachers that could teach harmony kids. HOA is just providing the information for home owners benefit and will not have any responsibility.

Board reviewed the Social Charter and will be approving the charter on email after some minor corrections. Board reviewed the Landscape charter and tabled it for April. Board discussed grass types for the Community and how to resolve. Board decided to review the legal documents over the weekend to come up with a resolution if necessary. An announcement will be made for further comment to review any existing documents and rules.

Board discussed fence regulations and Monica is going to send information regarding the same. Board discussed the parking in clubhouse and confirmed that we do not need any new rules nor have any issues with parking in the clubhouse lot. Vehicles parking on the street were discussed and Monica address homeowner with 2 vans parking on street at ingress and egress.

Board reviewed the guidelines based on some shoe racks that are being used in front porches of their house. Board asked the ARC to review the shoe racks under current policies and come up with a recommendation. Board would like the ARC to consider the aesthetics of the community.

Sonya explained the planning for Neighborhood watch committee on 3/24/2011. Sonya requested that we provide some coffee and cookies for the event that is beneficial to the community. Board approved \$100 for the event.

Board discussed rumors about parking issues in front of the school. Suggestion was that we ask the town for a solution. Bharath was approved as the Chairperson for Landscape committee with a motion from Chris and seconded by Sonya.

Board went into an executive session at 11:01 PM and came out at 11:11 PM to select the Landscape committee chairperson.

Meeting Adjourned at 11:16 PM