

Harmony HOA Board Meeting Minutes

Date: 12th May 2011

Started at 7:03 PM and Adjourned at 12:05 AM

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

April Meeting minutes were approved unanimously, Chris made the motion and seconded by Sonya.

Board agreed that we would approve the special session meeting minutes from May 2nd by email within the next few days or at the June meeting.

Members discussed options for showing rental Calendar information on our website. Monica appraised the board members different items being worked on like entrance lighting, list of swim lesson instructors missing from notice board, extra key for the club house, etc.

Jon reviewed ARC applications with the board members. Board discussed the location of permanent structures being built next to the homes. Board unanimously approved that any permanent structures must be built in the back of the house. Rain Barrels can be installed on the side of the house only on the ground if they are screened by equal height greenery. Rain barrels can be installed in the back of the house if they are screened by equal height greenery. Board has tabled the issue on how many barrels each home owner can install per house.

Board requested that the landscape committee review the issue of types of trees on properties impacting the street scape and in general the trees in other places. Mohan will ask landscape committee to start reviewing the lawn maintenance issues also.

Board requested that Monica create a letter that can be sent to all homeowners to maintain their property regarding ARC applications about any changes made to their property. This letter will include lawn maintenance issues also.

Monica informed the board they are not able to reach the homeowner in Alliance circle for any communication. Board suggested that we send a certified letter to the homeowner to confirm receipt and follow the legal process. Board members discussed ways to seek landscape committee members help in maintaining the landscape of the community.

Landscape Committee Charter approved by the board unanimously. Chris made the motion and Joel seconded the motion. Mohan will seek the signatures on a paper copy in next meeting.

Sonya presented the board with basic guidelines for Swim Team provided by Tarheel Swimming Association. Sonya also reviewed the Financials for the board members and was approved unanimously.

Board discussed the drainage easement issue that was on Pulte settlement list. Board requested that the attorney send a letter to the homeowner stating that homeowner would be responsible in case of any drainage issues as the homeowner would not permit Pulte to complete the work they had suggested on his property. Monica will work with the attorney to get this letter sent out.

Board members discussed BMP plantings to be made by Ecological solutions and Monica will work with them. Board discussed the pool social scheduled for 5/14 and a key fob for a social committee member to get access for clubhouse events.

Board reviewed the social committee proposal on the rec room theme change to sand and blue colors and adding few play tables. Board discussed social committee organizing the yearly pool social on July 16th and different play items for kids and adults. Board approved \$2000 for the social event for July 16th and the committee will come back to the board with any additional amount needed by June Board meeting. Monica will get some quotes on painting the rec room to the board from vendors.

Board reviewed the insurance policy and asked Monica to renew the policy with Nationwide after reviewing the current Nationwide policy and State farm policy that Mohan received through an agent. Board decided that we will review the policy again after the reserve study is completed for accurate coverage.

Board discussed having rental inspections completed by the cleaning service company instead of the homeowner volunteer. Chris made a motion to outsource the inspection to the cleaning company and seconded by Mohan, this would save approximately \$1000 per year in worker's compensation premium paid by the HOA.

Monica and Joel reviewed the communication between Pool Pro's and PPM to explain the transition from CPM to Pool Pro's. They also reviewed the experience for the first few days with the new pool company. Board approved unanimously purchase of a pool vacuum to help with cleaning the pool.

Board discussed the trees that fell in the recent storm in homeowners' property and the trees that are ready to fall.