

Meeting Minutes from August 12, 2010

Developer present: Randy King, Chris Raughley, Pulte Homes

Management from PPM present: Stacey Williams and Monica Legere

RAC present: Anthony Genna, Joel Greene, Chris Brooks, Mohan Voora, Robert Page, and Christy Cornell

Absent: Dan Morse

The meeting was called to order at 7:00 PM. The meeting was held at the community clubhouse located at 6880 Turner Creek Rd. The July minutes were unanimously approved. Lauren Wingard provided information concerning starting a swim team at Harmony. The first year the team would be an exhibition team and the season would run from mid-May to mid-July. Practice is 5-8PM and meets begin mid-June. Meets are held on Tuesday and the pool closes for the meet at 3:30PM. The swim team would need a coach, assistant coach, 16 parent volunteers and approximately 50 kids. The start-up costs would include lane lines, blocks, and a PA system among other items. It will be left to the new Board to decide if there is enough interest to start a swim team.

PPM gave their management report. BMP maintenance with Ecological Solutions began last month. PPM continues to do community inspections and notes multiple lawn violations. At the request of the RAC, PPM contacted Sweetwater Landscapes to see if they could do a fall presentation on lawn maintenance education for the community. Sweetwater agreed and Pulte offered to donate a gift card for a raffle at the event. The access card system was reset twice due to storms resulting in costly service calls. PPM presented a quote from Citadel to allow immediate remote reset of the system in the event of power issues in the amount of \$743.63. Joel Greene would like to meet with Citadel to go over other options. A 12 month CD in the amount of \$7,506.62 will mature on 9/3/10. The RAC agreed to let the CD roll over. A revised tennis court quote in the amount of \$1,405.00 from United Electric for a timer switch was presented and unanimously approved. Trash can storage for the clubhouse was discussed. Pulte will arrange for screening the trash cans at a cost not to exceed \$2,500.00.

The monthly financial statement was reviewed and accepted by the Board. The 2009 audit was completed and bound copies presented to the RAC. PPM presented a draft of the 2011 budget. The RAC discussed the budget and made suggestions for changes and PPM will present the budget with changes at the September meeting. Once the budget is finalized in September, the budget along with the annual meeting notice will be mailed to

all homeowners in Harmony. The notice will include a call for nominees for the Board of Directors. At the annual meeting, a new 5-member Board of Directors of Harmony homeowners will be elected and control of the association will transition from Pulte to the homeowners. PPM presented ideas for creating a nominating committee but it was decided by those present that nominations should go to PPM rather than a nominating committee. The annual meeting will be held in October at Hope Valley Church.

There being no further business, the meeting was adjourned at 9:30 PM. The next meeting will be held on Thursday, September 2nd at 7:00 PM at the clubhouse.