

Harmony Homeowner Association, Inc.
RAC Meeting Minutes
February 11, 2010

Developer present: Randy King, Pulte Homes

Management from PPM present: Stacey Williams and Nancy Tidwell

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

RAC absent: Sonja Evans

The meeting was called to order by Randy King at 7:00 PM. The meeting was held at the community clubhouse located at 6880 Turner Creek Rd. The January minutes were unanimously approved.

Nancy Tidwell, owner of PPM, introduced herself and told the committee about her company. PPM has been in business 25 years and manages 130 communities. She indicated PPM's interest in helping Harmony through the developer transition and working with the Board throughout this process. PPM has successfully transitioned many communities and they specialize in working with homeowner Boards. Nancy recommended having a reserve study done to evaluate the Association's reserves and Stacey indicated that a reserve study is accounted for in the 2010 budget.

Stacey gathered 4 Pool management bids and 4 Landscape contract bids. In both cases, the current vendor was the low bidder. Therefore, the RAC unanimously agreed to retain the pool contract with CPM and the grounds contract with Sweetwater. The committee requests a list of chemicals that Sweetwater routinely applies. The RAC will meet with Brent Welch, manager of CPM at their April meeting to discuss staff expectations for the upcoming pool season. Stacey presented 3 bids for an audit of the 2009 books. R. Scott Grady was the low bidder and the RAC agreed to schedule the audit with his firm. The audit will be conducted after tax season in the summer.

The January financial statement was reviewed with the RAC. PPM was instructed to contract quarterly with an HVAC company for preventative maintenance at the clubhouse. Clubhouse cleaning will be reduced to include routing cleaning only on weeks where the clubhouse is not rented on the weekends. PPM presented a bid to replenish the mulch at the playground. PPM will request a bid to include mulch at a total depth of 12 inches. The question of snow removal was raised. The Board informed the RAC that the roads in Harmony are public streets and are the responsibility of the Town of Cary. The clubhouse parking lot is private and is the responsibility of the HOA.

Randy King discussed impervious surface restrictions imposed by the Town of Cary with the RAC. There is a cap on the amount of total impervious allowed for Harmony Subdivision and Harmony is approaching the cap. The Board is evaluating options for raising the limit on impervious surfaces. This evaluation includes preliminary

engineering studies and review with the Town. Based on the outcome of this effort, the Board will make a recommendation to the RAC.

Several applications are currently on hold due to their impact on the impervious allotment for the neighborhood. The Board is considering approving those current applications that would have insignificant affect on remaining impervious, but cannot approve any that would drastically reduce the amount of remaining impervious. The Board will hold all future applications that would add impervious area until a solution is reached.

There is a concern that two addresses in the community may be boarding houses. The Board explained that reporting these addresses to the Town of Cary is the best approach. The dog stations have not been replenished with bags. PPM will notify Sweetwater.

There being no further business, the meeting was adjourned at 9:45 PM. The next meeting will be held on Thursday, March 11th at 7:00 PM at the clubhouse. The RAC will meet the 2nd Thursday of each month.