

Harmony Homeowner Association, Inc.
RAC Meeting Minutes
January 14, 2010

Developer present: Randy King and Chris Raughley, Pulte Homes

Management from PPM present: Stacey Williams

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

RAC absent: Mohan Voora

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. Introductions were made. The December minutes were unanimously approved.

PPM delivered RAC binders to all committee members prior to the meeting and posted 'Scope of Work' documents on ppm's website, www.ppmral.com, for management services, grounds, and pool. A discussion on the pool vendor scope and pool rules followed. Some complaints were presented to the Board about the 2009 pool season concerning lifeguards doing homework while on duty, inviting friends to swim at the pool while on duty, and playing the radio at a loud volume.

The RAC recommends bidding the 2010 pool contract and the Board accepts this recommendation. The Board instructed PPM to gather 3 bids for pool management and to include the current vendor, CPM, in the bid process. Staff performance expectations should be emphasized to the bidders and the pool manager on staff should be identifiable to all homeowners. If a guard is sent home on a slow day, Harmony HOA should be reimbursed. There are a total of 3 coverage areas that the guards are expected to be responsible for: the splashdown area at the slide, the main pool, and the secondary pool. One lifeguard should remain in the stand during the adult swim that takes place the last 10 minutes of each hour.

Pulte asked the RAC if smoking should be prohibited at the pool or restricted to one area of the pool. As the current Board, Pulte made a recommendation agreed to by the RAC, to ban smoking on the pool deck for the 2010 pool season. Smoking is permitted in front of the clubhouse only. A suggestion was made to have an 'adults only' lap swim during the week. Pulte agreed that with a signed waiver of liability, adults may swim weekdays only from 6:30am until 8am and adults and children may swim 8am until 10am. The pool will not be guarded during these hours and the waiver will include an acknowledgement of the 'Swim at Your Own Risk' policy. The waiver will apply only to the current season and will need to be renewed each year. PPM will send the waiver to all homeowners in advance of the pool season.

A discussion on landscaping followed. The RAC made a recommendation to bid the landscaping contract and Pulte agreed. The current vendor, Sweetwater, will be invited to submit a bid. The committee brought irrigation concerns to Pulte and PPM's attention.

The rain sensors are not working correctly on the irrigation heads and there is a leaky irrigation head at Euphoria circle near the clubhouse parking lot. PPM will address this with Sweetwater. Replacement trees are being planted along Turner Creek Road. It was brought to Pulte's attention that a few of these trees have been missing for 2 seasons. Pulte agreed to pay for 4 of the new trees. A question was raised about the chemicals used by the landscaping company. PPM advised that the landscaper must be licensed to apply chemicals.

Sonya Evans reported to the Board that she met at the offices of PPM to review bank statements and go over financial questions and found the HOA financial statements to be satisfactory. Sonya suggested an audit of the 2009 books in conjunction with 2009 tax preparations. PPM requested quotes from two CPA firms and asked if the RAC had a recommendation for any additional CPA firms to ask for a quote. No recommendations were provided and Pulte agreed to the audit. A request was made to add a switch to the lights at the tennis court. PPM will request a quote to install the switch. PPM will send a letter to the community advising them of the RAC member names and emails and will ask that homeowners continue to report all concerns to PPM. A concern was raised about the visibility of the trash cans at the clubhouse. Pulte explained that Solid Waste will not exit the vehicle to remove the trash cans, but agreed to look into screening options for the trash cans.

A request was made to add 3 items to the February meeting agenda: Website, Connection to White Oak Greenway, and Boarding Houses in the community. The owners of PPM will come to February's meeting to answer questions about the management contract.

The December financial statement was reviewed. The RAC requests a cash disbursements report and PPM will email this report to the committee. PPM will bring this report to future RAC meetings.

There being no further business, the meeting was adjourned at 9:15 PM. The next meeting will be held on Thursday, February 11th at 7:00 PM at the clubhouse. The RAC will meet the 2nd Thursday of each month.