

Meeting Minutes from July 7, 2010

Developer present: Randy King, Pulte Homes

Management from PPM present: Stacey Williams and Monica Legere

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

Absent: Mohan Voora

The meeting was called to order at 7:04 PM. The meeting was held at the community clubhouse located at 6880 Turner Creek Rd. The June minutes were unanimously approved with one change requested by Christy noting amplified sound. There was a suggestion that the meeting minutes be posted on the PPM website to share with homeowners. Christy requested that meeting agendas and meeting times be emailed to all residents in advance. This request was not formally approved in the meeting. PPM shared their new capability of Eblasts for all homeowners who have registered their e-mail address with PPM.

The monthly financial statement was reviewed and accepted by the Board. There was a review of the 'Ground Other' line items and details of what has been spent YTD.

PPM gave their management report. Two additional trash cans that were ordered have arrived and are on pool deck. PPM will order two corrugated signs "cans and plastic recycling" to be mounted on trash receptacles.

The community social has been planned and Air Blown Entertainment will be contracted to provide games, movie and popcorn for this party for \$2,100.00 The RAC voted to show Night at the Museum, Battle at the Smithsonian. The party costs are estimated to be a total of \$2,600 with drinks and ice with Pulte contributing \$500 towards the budget. The Board received approval from the ARC for amplified sound. Tony and Sonya agreed to meet Pepsi at the pool Friday afternoon the 23rd to take receipt of the drinks and store for party.

The RAC voted to keep the clubhouse locked during the social and to have an invitation post card sent to all homeowners as a reminder of the party date.

PPM has noted on inspections that many homeowners have not been cutting their lawns on a regular basis. Letters to improve lawn care have been sent to homeowners. It was

suggested by Christy that there be an educational meeting to communicate tree maintenance, lawn up keep, weed control. Christy agreed to get with the Town of Cary to see what assistance may be available.

The Harmony BMP ponds are being prepared to be turned over to the HOA as the Town of Cary has inspected and accepted the ponds. The Association would begin maintenance of the ponds with Ecological Solutions who was selected to begin monthly maintenance in July.

The quote from Citadel Locksmiths was review to add an electronic key entry to the clubhouse front door. This would allow easy access for homeowners who rent the clubhouse. The RAC tabled this proposal while Joel does further research for a more competitive solution.

An e-mail from Christy Cornell, RAC Member, was reviewed. Her request for approval from the ARC for amplified music was completed. Screening of trashcans was review by the RAC. Randy agreed to get a quote to move the cans to the north side of the parking lot. There would be a concrete pad constructed with landscaping planted on three sides to screen from homeowners. The RAC all agreed this was an acceptable solution except for Christy. She still remains concerned about the effect of this decision on the curbside appeal of nearby residential homes.

Several dead trees were discussed to be added to the fall planting lists.

A draft copy of the 2009 audit from the accountant was presented and a copy was delivered to Pulte for signatures.

The RAC voted to purchase one lane rope for lap swimming and to begin discussions with Lauren regarding forming an informal swim team. Dan will invite Lauren to attend the next RAC meeting.

The quote for the tennis court light switch was reviewed for \$1,559.00 from United Electric. The RAC asked PPM to get a revised quote for a timer switch. RAC Member asked Pulte their plans to address the tennis court issue of standing watering in corner. Pulte agreed to look into further. Purchasing a heavy duty trash can with lid for the tennis courts was approved by the RAC with an estimate of \$300-\$400.00. Pulte reviewed the handrail situation and does not feel one is necessary. They do feel as though there should be dirt added to the edge of the concrete where there is a drop off on the path from the paring lot to the pool.

Pool Management concerns discussed such as guard issues, guest sign-in, guard break area, and time on stand. PPM, Tony, Rob and Joel will meet with Brent from CPM Friday to discuss solutions.

Christy reported that the shade awning grant is not available until 4/2011. She will look into at that time.

The street parking concern was discussed. RAC is interested in addressing ingress, egress and intersection parking. It was decided that PPM will send letters to those problem homeowners when addresses are provided.

A second letter was sent to 102 Lyric Court requesting information about the residents due to the high number of vehicles outside the home. PPM has not received a response at this time.

Dan asked if a local family could pay dues and 'join the HOA'. Requests should be sent for consideration by the Board and RAC.

RAC would like a Neighborhood Watch sign-up sheet at the social for more participation. They would also like an e-mail sign-up sheet for homeowners.

It was discussed that we would have an annual meeting combined with a transition meeting in October. RAC will create a nominating committee at the next meeting. After the annual meeting Pulte will have a punch list to address open items for community.

There being no further business, the meeting was adjourned at 9:40 PM. The next meeting will be held on Thursday, August 12th at 7:00 PM at the clubhouse.