

Harmony Homeowner Association, Inc.
RAC Meeting Minutes
May 13, 2010

Developer present: Chris Raughley, Pulte Homes

Management from PPM present: Stacey Williams and Monica Legere

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

Absent: Christy Cornell

The meeting was called to order at 7:05 PM. The meeting was held at the community clubhouse located at 6880 Turner Creek Rd. Officer Chuck Dorman along with 5 fellow Town of Cary police officers, presented Community Watch information to the RAC. They are willing to attend meetings and help get the program off the ground in Harmony. The March minutes were unanimously approved.

PPM presented several items. A homeowner requested that the tennis court lights stay on until 11:00PM and the RAC agreed with this request. There is a suspected Boarding home in the neighborhood. PPM reported the address to the Town of Cary, Inspections, and they found no evidence of a Boarding home. Chris Brooks has additional information such as a Craig's list ad and vehicle tag numbers that can be provided to TOC. The Association's attorney has provided a legal opinion to the HOA. Chris Brooks will speak directly to the attorney on this matter. PPM prepared a newsletter for the Board's review and will incorporate several additions. Currently, parking on the public streets in Harmony is permitted but the covenants allow the Board to create rules concerning parking. PPM will also prepare a summary of sample rules concerning parking for the Board's review at the next meeting.

Pulte presented a plan for bmp expansion and impervious surface approval for the RAC's review. The plan consists of extending the pond behind lots 21 & 22 on Amiable Loop at a cost of \$2,700.00. Pulte paid for an engineer to draw up the plans and those plans are currently under Town of Cary review. Any cost over \$2,700.00 will be paid by Pulte. The expansion of this pond will grant Harmony an additional 10,000 square feet of impervious. Effective immediately, homeowner requests for impervious will be charged \$2 per approved square foot and this fee is non-refundable and non-transferable. These funds will go in to a bmp reserve for future bmp expansion or long term bmp maintenance. Impervious installed without seeking prior approval is in violation of the ARB section of the covenants and will be charged \$4 per square foot. Applications are required for all exterior change requests. PPM will have the attorney review this plan to be sure it is enforceable before it is communicated to the residents.

A vote was taken concerning whether approved impervious requests could begin prior to Town of Cary bmp expansion plan approval. Chris Raughley feels confident the plans will be approved and with granting approval for applications currently under review to proceed. Homeowners must wait until they have written approval from the HOA before

proceeding and will be subject to any consequences from the Town of Cary should the plans be denied. There are two applications (Huffman and Evans) that were denied solely based on impervious limits for the neighborhood and Pulte agreed to pay for 120 square feet of those applications.

A request within the RAC was made that the two homeowners be allowed to proceed with their applications for impervious above 150 square feet. [Upon further review by the Board after the meeting there were three homeowners who requested the additional impervious above 150 sf.] These projects would eliminate impervious from the current estimated “impervious bank” of 4,000 sf. The RAC voted to allow these projects provided i) typical ARC approval was obtained, ii) these homeowners would be subject to the new impervious fee (currently proposed at \$2/sf.) [The Board included the third homeowner in this category of approvals.]

The financial statement was reviewed and accepted by the Board. A trellis application for 409 Amiable Loop was approved. Pulte will amend the architectural guidelines to state that trellises may be painted white to match the trim of the home. An HOA social at the pool was discussed. The RAC was unanimous that they would like to see the same party held this year as last year. PPM will contact the company to see what Saturdays in July are available for further discussion at the June RAC meeting.

There being no further business, the meeting was adjourned at 9:30 PM. The next meeting will be held on Thursday, June 10th at 7:00 PM at the clubhouse.