

**Harmony Homeowner Association, Inc.**  
**RAC Meeting Minutes**  
**April 8, 2010**

Developer present: Randy King, Pulte Homes  
Management from PPM present: Stacey Williams  
RAC present: Anthony Genna, Christy Cornell, Joel Greene, Chris Brooks, Dan Morse, Robert Page, Mohan Voora and Sonya Evans

The meeting was called to order by Randy King at 7:05 PM. The meeting was held at the community clubhouse located at 6880 Turner Creek Rd. The March minutes were unanimously approved.

Brent Welch, President and owner of CPM attended to review pool management items for the 2010 pool season. He agreed to post the pictures and names of the staff at the pool so residents will know who to approach with questions. He also reviewed the clause in the contract that allows for the HOA to be reimbursed \$7.25 per guard per hour if a guard is dismissed due to low bather load or inclement weather. Sign in will be done at the stroller gate and 1 lifeguard will remain on duty during the Adult Swim. Brent Welch provided his cell phone number to the RAC and asked that they contact him directly with their concerns or PPM.

The pool rules were reviewed. A no-smoking policy was approved for the pool and that rule is highlighted as rule number 1. 'Harmony Board of Directors' will be added to the lap swim waiver under bullet number 5.

Stacey, PPM gave the management report. A piece of trim on the Harmony entrance sign was repaired. Shumate performed their first HVAC PM per their agreement. Landscape screening was installed along Euphoria Circle at the clubhouse lot. The playground inspection was completed and copies provided to the RAC. Upon inspection the playground found to be satisfactory and 8 inches of playground mulch was recommended. PPM will authorize Sweetwater to install the mulch. A dog station was ordered for Euphoria Circle and the sign for the station with the general statute will be ready at the sign shop next week. An audit of the 2009 books was authorized by the Board and is scheduled for May.

A discussion on impervious surface and bmp expansion followed. The owner of 308 Alliance Circle installed an improvement in the backyard without seeking prior approval from the ARB. PPM contacted the homeowner and requested a 'cease and desist' and an application for review. The owner submitted the application. Because the impervious limits have not been expanded, the Board denied the application and PPM will notify the owner. The owner must resubmit after a decision is reached on impervious and will be subject to any fee structure for applications that is in place at the time. The Board also reserves the right to require the owner to remove the improvement. A question was raised about fining the owner for failure to submit the application. Stacey informed the Board

that after the application has been submitted, that particular violation is cured and that fining only for failure to follow the process is not legal. The Board can fine if an improvement is not in keeping with the design and standards for the community and it would not have been approved had the owner followed proper procedure. A hearing must be called before fining can begin. PPM will obtain a legal opinion on the legality of fining for failure to submit an application at the request of the Board.

The BMPs are ready for Town of Cary certification and Pulte expects that work to be done within the next 3 weeks. A bmp expansion plan was submitted to the Town and the approval process will take 6-8 weeks. Pulte paid to have the engineer draw up the plans and will follow through with the approval process with the Town of Cary. Once approval is received from the Town, the HOA has 2 years to complete the project. Pulte will make their contractors available to the HOA for the expansion project and perform oversight, but the HOA will bear the cost of the project. The RAC requested funds from Pulte to cover the expansion.

The RAC made a recommendation to the Board to wait until the end of the summer to schedule transition of the community from the Developer to the homeowners. The Board requested input from the RAC on acceptable mulch color types. Earth tones and black are acceptable. Red mulch is not permitted. Due to time constraints, the monthly financial was not reviewed in the meeting, but copies were provided to the RAC. Stacey asked the RAC contact her with any questions about the financial statement.

There being no further business, the meeting was adjourned at 9:30 PM. The next meeting will be held on Thursday, May 13<sup>th</sup> at 7:00 PM at the clubhouse.