

**Harmony Homeowner Association, Inc.**  
**RAC Meeting Minutes**  
**March 11, 2010**

Developer present: Randy King, 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 Sonya 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. The February minutes were unanimously approved.

PPM presented a quote to replenish the mulch at the playground to a depth of 12 inches at a cost of \$1,824.00 and this quote was unanimously approved. Before the mulch is installed, the committee requests a playground inspection to be conducted. PPM will contact Atlantic Playground services to conduct the inspection. PPM presented a proposal from Sweetwater to install additional plant material as a buffer to the poolhouse along Euphoria Circle. This proposal was unanimously approved at a cost of \$1,067.75. Pulte will obtain a bid to install screening for the trash cans at the clubhouse. An option will need to be explored that will work for Town of Cary automated collection. PPM presented a bid for quarterly preventative maintenance of the HVAC at the clubhouse from Shumate at a cost of \$560.00. This proposal was unanimously approved.

A discussion on transition timing followed. The legal documents provide that transition can occur after 90% of the homes have been conveyed to owners and Harmony is at that point now. Pulte offered to delay transition until after the pool season to ease the transition of the community. Pool season is the highest cost season of the year for the HOA, and delaying transition until the fall will keep Pulte as the Board of Directors responsible for any shortfall in the budget. The RAC will meet separately and give Pulte their recommendation for transition timing.

Impervious surface for Harmony is limited and approximately 4,000 square feet remain. Several applications are on hold and Pulte plans to approve those that request less than 150 square feet. Pulte has worked out an agreement with the Town of Cary to increase the allowable impervious for the neighborhood by increasing the size of 2 bmps and will have cost information on that by the next meeting.

PPM will order a sign for the pool deck reminding pool users to turn off the fans. A request from a non-resident to teach group tennis lessons was tabled. PPM presented a proposal for a switch at the tennis courts and will revise the scope of the proposal.

There being no further business, the meeting was adjourned at 9:20 PM. The next meeting will be held on Thursday, April 8<sup>th</sup> at 7:00 PM at the clubhouse.

