



DUCKWORTH-MORRIS

Real Estate

MINUTES OF THE HARPER CREEK HOMEOWNERS ASSOCIATION BOARD MEETING HELD MARCH 6th, 2024

Those present were Board members Amanda Olive, Mike Alford, Jay Logan, Dawn Jones, Billy Walker, Gretchen Bowers, and Lisa Quinn along with Josh Thompson, Property Manager with Duckworth-Morris Realty Co., Inc.

Mr. Thompson presented the estimated 2024-2025 budget to the Board. Mr. Thompson noted that currently the association has \$21,033.95 in both the Reserve and Operating account. The Association spent \$55,343.08 and has budgeted \$64,746.00 for the upcoming year. The Board discussed what expenses could be in the near future and Mr. Thompson stated that the HVAC unit and roof at some point will need to be replaced. The Board voted to keep the dues the same for the upcoming year but noted that an increase is most likely to occur in the future.

A Board member asked how long the HOA has been charging \$25.00 to reserve the clubhouse. Mr. Thompson stated that it's been over 10 years. After a brief discussion, the Board voted to increase the charge to reserve the clubhouse to \$50.00. Mr. Thompson noted that he would tell the homeowners at the annual meeting and the increase would start May 1st.

Mr. Thompson wanted to remind everyone that guest using the amenities must be accompanied by the homeowner at all times. Also, please tie off your pet waste bags when you put them in the trash can. The individual that cleans the common area shouldn't have to remove open bags. If this continues, the trash cans may be removed from the common area.

When you reserve the clubhouse, you are responsible for cleaning up the building and this includes removing tape. We now have someone checking regularly and you will be charged the cleaning cost.

A Board member wanted to remind everyone that trash cans should be put up out of sight on non-service days. Mr. Thompson stated that some owners have been fined in the past and the Board voted to continue this procedure.

There being no further business, the meeting was adjourned.

HARPER CREEK HOMEOWNERS ASSOCIATION

By  _____
Josh Thompson, Property Manager

JT:jt



DUCKWORTH-MORRIS

Real Estate

MINUTES OF THE HARPER CREEK HOMEOWNERS ASSOCIATION
ANNUAL MEETING
HELD APRIL 11th, 2024

Those present were Board members Mike Alford, Dawn Jones, Amanda Olive, Gretchen Bowers, Jay Logan, and Lisa Quinn along with several other homeowners and Josh Thompson, Property Manager with Duckworth-Morris Realty Co., Inc.

Mr. Thompson called the meeting to order and reported that first on the agenda was calling of roll and proxy certification. He stated that 50% representation of the homeowners was required for a quorum to be met. With 24 homes being represented by either attendance or proxy notification, a quorum was not met. Mr. Thompson stated that the meeting would need to be adjourned and reconvened. A motion was made to adjourn and seconded and then a motion was made to re-convene and seconded. This process was completed twice at which point a quorum had been met and the meeting could proceed.

Mr. Thompson stated that the next item on the agenda was proof of notice of the meeting. The By-laws state that a notice must be given no more than 30 days and no less than 10 days. Mr. Thompson stated that each notice was mailed during that time frame.

Mr. Thompson stated that the next item on the agenda was reports of Officers. The Board decided that there were several topics that needed to be discussed and they would discuss each one later in the meeting.

Mr. Thompson stated that the next item on the agenda was the reports of Committees. Mr. Thompson stated that at this point, he would review the budget for the upcoming year. Mr. Thompson stated that the Association spent \$55,343.08. Mr. Thompson stated that the Board had budgeted \$64,746.00 for the upcoming year. Mr. Thompson stated that the dues for the upcoming year would remain the same but informed the members that an increase would most likely occur in the future. Currently, the association has \$21,033.95 in the operating and reserve account.

Mr. Thompson stated that the next item on the agenda was the election of Directors. Mr. Thompson stated that all Board members were willing to serve on the Board for another year. Mr. Thompson noted that Howard Van Dine had sold his home and Jay Logan had been appointed by the other Board members. Mr. Thompson stated he would open the floor for nominations. There were no nominations from the floor and a motion was made to re-elect the current Board. The Board for the upcoming year will be Jay Logan, Mike Alford, Billy Walker, Amanda Olive, Gretchen Bowers, Dawn Jones, and Lisa Quinn.

Mr. Thompson stated that next item on the agenda was any unfinished business. A member mentioned that non-residents were fishing in the lake. After a brief discussion, Mr. Thompson suggested having a tow sign installed at the clubhouse. The members stated that might help especially if non-members are towed. The Board then suggested that members should have their pool fob while fishing the lake. This will eliminate the armband and since the fobs are designated to each home, this will help insure they are residents. Starting May 1st, owners should have their pool fob or they will be asked to leave the amenities. Mr. Thompson noted that a tow sign would be installed and vehicles will be towed.

Mr. Thompson stated that the next item on the agenda was any new business. As a reminder, please clean up after your pets. It's a nuisance for the neighbors. A Board member wanted to remind everyone that it's the growing season and yards need to be maintained.

There being no further business, the meeting was adjourned.

HARPER CREEK HOMEOWNERS ASSOCIATION

By

A handwritten signature in black ink, appearing to be 'Josh Thompson', written over a horizontal line.

Josh Thompson, Property Manager