

DUCKWORTH-MORRIS

Real Estate

MINUTES OF THE HARPER CREEK HOMEOWNERS ASSOCIATION ANNUAL MEETING HELD APRIL 11th, 2022

Those present were Board members Mike Alford, Dawn Jones, Amanda Olive, Gretchen Bowers, Howard VanDine, Billy Walker, 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 43 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 \$58,606.45. Mr. Thompson stated that the Board had budgeted \$59,670.00 for the upcoming year. Mr. Thompson stated that the dues for the upcoming year would remain the same. Currently, the association has \$52,166.59 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 stated he would open the floor for nominations. There were no nominations from the floor. A motion was made to re-elect the current Board followed by a second. Howard VanDine, Mike Alford, Billy Walker, Amanda Olive, Gretchen Bowers, Dawn Jones and Lisa Quinn will serve for the upcoming year.

Mr. Thompson stated that next item on the agenda was any unfinished business. A homeowner asked for an update on the alligator. Mr. Thompson stated that Harper Creek received a permit

from the state and a trapper would be out to trap the alligator. Mr. Thompson also stated that PARA has received the same permit and both entities would be working together to remedy the issue. Mr. Thompson stated that owners should not hinder the trapper and the permit is issued through a federal program. A homeowner asked about what was allowed concerning mailboxes. Several homeowners wanted the mailboxes to look the same and Mr. Thompson stated that the Board voted that only white or natural post was allowed and all of them must have the same style. The mailbox must be black and have the same look. Owners that do not meet this criteria must comply by May 15th.

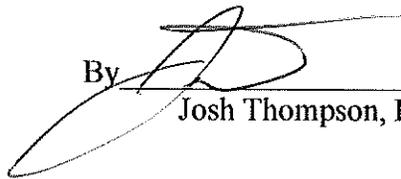
Mr. Thompson stated that the next item on the agenda was any new business. A homeowner stated that while it has improved, garbage cans are still being left out on non-service days. Mr. Thompson stated that several owners have been fined and the Board wants to continue this process. Mr. Thompson wanted to remind everyone that owners need a red armband while fishing. Armbands can be picked up at our office. Also, owners must be with their guest while using the amenities. This is a liability issue for the HOA. The Board has asked that owners look at the siding on their house and if needed clean/pressure wash those areas. Mr. Thompson stated that Lowes/Home Depot (and several other stores) sells a spray on product that cleans well. The Board is asking that this be done by June 1st.

Until the alligators are no longer at Harper Creek, the Board has decided to cancel the annual lake clean-up. Owners will be notified once a new date has been determined.

There being no further business, the meeting was adjourned.

HARPER CREEK HOMEOWNERS ASSOCIATION

By



Josh Thompson, Property Manager