



DUCKWORTH-MORRIS

Real Estate

MINUTES OF THE HARPER CREEK HOMEOWNERS ASSOCIATION
ANNUAL MEETING
HELD APRIL 20th, 2023

Those present were Board members Mike Alford, Dawn Jones, Amanda Olive, Gretchen Bowers, 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 46 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 \$65,219.08. Mr. Thompson stated that the Board had budgeted \$74,020.00 for the upcoming year. \$32,802.69 in capital improvements was outlined in the budget towards re-plastering the pool and a sun-shade and both have been completed. Mr. Thompson stated that the dues for the upcoming year would increase to \$35.00 per month starting June 1st. Mr. Thompson stated that there will be a one-time \$5.00 charge for June but starting July 1st the total will be \$35.00 per month and \$105.00 quarterly. This change will show on your account. Currently, the association has \$13,813.41 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 was one nomination from the floor along with the current Board. The members were handed ballots and the votes were counted. The Board for the upcoming year will be Howard VanDine, Mike Alford, Billy

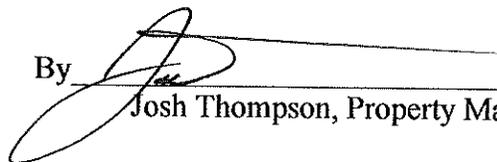
Walker, Amanda Olive, Gretchen Bowers, Dawn Jones and Lisa Quinn will serve for the upcoming year.

Mr. Thompson stated that next item on the agenda was any unfinished business. A homeowner asked if shrubs were required. A Board member stated that shrubs were required and owners that had removed them should replace them as soon as possible. Mr. Thompson stated that if an owner was replacing shrubs but not changing the variety or layout, they don't need permission. If the owner was changing either one, they need approval. He stated they needed to email him a drawing that would be submitted for approval. A homeowner complained that rodents have been an issue in certain parts of the neighborhood. After a brief discussion, it was determined that it would be a good idea for the homeowners to contact the City of Northport to see if they could help as this may be a health issue. Mr. Thompson stated that they should also call their City council representative.

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. Also, owners must be with their guest while using the amenities as this is a liability issue for the HOA. A homeowner asked about sidewalk repair in their yard and Mr. Thompson stated that the City should be contacted. A Board member wanted to remind everyone that exterior projects, including changing paint colors, had to be approved before starting.

There being no further business, the meeting was adjourned.

HARPER CREEK HOMEOWNERS ASSOCIATION

By  _____
Josh Thompson, Property Manager