



DUCKWORTH-MORRIS

Real Estate

MINUTES OF THE HARPER CREEK
HOMEOWNERS ASSOCIATION
ANNUAL MEETING
HELD APRIL 15th, 2025

Those present were Board members Mike Alford, Dawn Jones, Amanda Olive, Jay Logan, Lisa Quinn, and Billy Walker 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 36 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 a 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 estimated budget for the upcoming year. Mr. Thompson stated that the Association spent \$64,489.71 and the Board has budgeted \$65,813.00 for the upcoming year. After a brief discussion with the homeowners, Mr. Thompson stated that the dues for the upcoming year would remain the same. Currently, the association has \$37,225.42 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. A nomination from the floor was made for Lauren Walker. Mr. Thompson stated that a vote was required. Ballots were handed out to each member and Mr. Thompson explained the voting process. Mr. Thompson counted the votes along with a homeowner not volunteering to serve on the Board. The following will serve as the Board for the upcoming year: Jay Logan, Mike Alford, Lisa Quinn, Gretchen Bowers, Billy Walker, Dawn Jones and Laruen Walker.

Mr. Thompson stated that next item on the agenda was any unfinished business. A homeowner asked about the tennis courts. Mr. Thompson stated that the Board has discussed the tennis

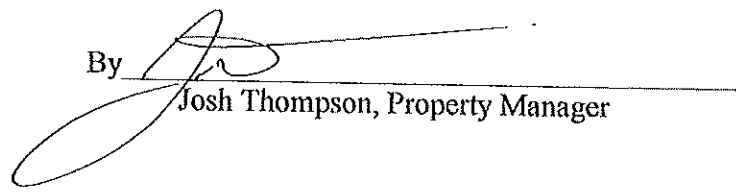
courts several times and the estimated cost to resurface the courts would cost \$25,000.00. A Board member asked Mr. Thompson to get an estimate and report back to the Board. A member asked if the documents were available to homeowners. Mr. Thompson stated that the documents are available on the website duckworth.com at no charge.

Mr. Thompson stated that the next item on the agenda was any new business. A homeowner asked who to contact if they observe issues. Mr. Thompson stated they should contact him at josh@duckworth.com or call 205-345-1810. Parking has been an issue in Harper Creek. Mr. Thompson stated that owners should park in their garage and driveway before parking on the street. Mr. Thompson stated that Chris Jones, (HOA Attorney) recommended that the HOA document owners that violate this restriction by taking a picture showing their driveway vacant while parking on the street.

There being no further business, the meeting was adjourned.

HARPER CREEK HOMEOWNERS ASSOCIATION

By

A handwritten signature in black ink, appearing to read 'J. Thompson', is written over a horizontal line. The signature is stylized with a large loop at the end.

Josh Thompson, Property Manager