

**Harper Creek HOA
Annual Meeting Minutes
April 21, 2026 5:30 PM**

The meeting was called to order by Association Manager Cindy Osborne of Duckworth-Morris.

Attendance

Board Members Present:

- Michael Alford
- Dawn Jones
- Lisa Quinn
- Lauren Meggs-Walker

Board Members Absent:

- Gretchen Bowers
- Neika Nix
- Jay Logan

Homeowners Present: 17

Proxy Votes: 19

The meeting was adjourned twice due to lack of quorum before sufficient participation was reached to proceed.

Cindy announced that last year's minutes, as well as all future meeting minutes under her management, will be posted on the Duckworth-Morris website (Duckworth.com) under the Harper Creek Association page. The Covenants, By-Laws, and current budget, board members etc. are also available at this location.

The 2026 budget was presented to the membership and approved.

Old Business

Cindy reported that there are currently two pages of delinquent accounts, which must be addressed. The Board has voted to send any owner who is more than one year in arrears to collections, beginning next week.

She reminded members that notices had already been sent regarding outstanding balances and that homeowners were given time to contact management to arrange payment plans. As of the

meeting date, no owners had responded. Therefore, four additional owners will be turned over to collections, bringing the total to nine accounts in collections.

There was discussion regarding garbage cans being visible from the street. Cindy will attempt to locate documentation referenced by a homeowner outlining requirements for garbage can enclosures and mailbox standards. These documents were not included in the records turned over to her, but she will continue efforts to locate them and update the community.

Cindy stated that she drives through the neighborhood weekly and will be issuing violation notices to homeowners not in compliance with the Covenants, including landscaping, garbage can storage, and parking in yards.

Residents were reminded to ensure the pool gate is closed and locked at all times and not left propped open, as this presents a safety hazard. It was also reiterated that individuals must be at least 16 years old to be at the pool without adult supervision.

The Board approved the purchase of six new lounge chairs for the pool area. Repairs have been completed on the picnic pavilions, though additional work is still needed.

A new pool filter has been ordered and is expected to be installed soon.

There was discussion regarding upgrading the pool key fob system, which would allow deactivation of fobs for delinquent accounts. The estimated cost is approximately \$3,000. The Board agreed to table this item until additional delinquent funds are collected, at which time the upgrade will be reconsidered.

Discussion was held regarding the tennis courts. Cindy provided an example invoice from a similar restoration project to give the group an idea of cost. The estimate was approximately \$23,150 for resurfacing one tennis court and one pickle ball court, including striping and nets. After discussion, the group agreed to keep dues at their current level and not proceed with this project at this time.

There was also discussion about the possibility of removing the courts and converting the area to green space. However, it was noted that this would involve additional landscaping costs. This option was tabled for future consideration and will be revisited by the Board.

Discussion also took place regarding the lake and mowing around the lake. Cindy stated that this service is not currently included in the landscaping budget. She is unsure who performed the work previously but will investigate and report back to the Board with her findings.

New Business

It was recommended that the Board obtain a second quote for pool cleaning services from Prism Pools. Cindy agreed to obtain this quote for review.

Board member elections were discussed. Although there were no open positions, a homeowner inquired about expanding the Board. The Covenants allow for no fewer than seven and no more than nine members. A motion was made and approved to increase the Board size by two members.

Stella Skelton and Samantha Hancock were nominated by Wanda Pollard and seconded by Lisa Quinn. The vote was unanimous in favor of both candidates joining the Board.

Homeowners asked about attending Board meetings and how they would be notified. Cindy confirmed that all Board meetings are open to the membership. While homeowners may not vote during Board meetings, they are encouraged to attend and participate. She encouraged greater involvement from the community.

Dawn Jones agreed to post meeting notices on the neighborhood Facebook page to keep residents informed.

Adjournment

The meeting was adjourned.