

Harvest Farms HOA Board of Directors Meeting Agenda

7:00 PM

08/25/22

Via Google Meet

2022 Board Meetings

Board Members: Susan Andersson, Joe Tier, Jerome Yoon, Heather Ryan, Charles Lawson

Residents: Mike Morency, Andrea Kowaleski, Jody Lawrence

- I. **Call to order – 7:03**
- II. **Roll Call**
- III. **Approval of minutes from the June meeting completed via email**
- IV. **President - Joe**
 - A. **Common Area Maintenance & Repairs**
 1. **Pond Committee Report - Mike Morency**
 - a) Current situation
 - (1) Solitude managing pond maintenance
 - (2) Carroll County says the pond is healthy
 - (3) Fish love the algae but it is esthetically unpleasant and causes an odor
 - b) Impact on HF community
 - (1) 8 HF houses are directly impacted by pond conditions
 - (2) How much of a concern is the pond to the rest of HF residents?
 - (3) Preparing a survey was discussed
 - (a) If a survey is prepared, Brian Bassett will do so in collaboration with Jerome Yoon
 - (b) The board would then approve sending it out
 2. **Pond Committee Report – Andrea Kowaleski**
 - a) Consultation with experts from Carroll County
 - (1) John Phelps & Janet O'Meara recommend cutting down wood stem plants
 - (2) HF has a very good working relationship with the County
 - (3) County reassesses pond health every 3 years
 - (4) Ed Singer – “nothing wrong with the pond”
 3. **Pond Committee Report – General Discussion**
 - a) Need to determine
 - (1) Criteria for determining pond health
 - e.g., performance contact – maintain <20% surface area covered by algae
 - (2) HF residents' interest in use of HF funds for pond health
 - b) Possible use of local university for consulting – expertise with no financial incentive
 - c) Pond area has other draws
 - (1) Gazebo
 - (2) Fishing pier
 - d) County doesn't care about esthetics – it is a storm water facility
 - e) Goose excrement is still a problem
 - f) Cutting of weeds
 - (1) Currently using TurfDoc – new contract is needed
 - (2) Element is interested – Andrea to follow up
 - g) The HOA Board will continue discuss direction based upon the survey results

h) Objective is to make decisions on long term direction by 12/31/22

B. Tennis Court Refurbishment Project

1. Contract for \$38,065.33 has been signed with Mid Atlantic Asphalt
2. Awaiting assignment of Project Manager and target date
3. Pickle ball lines are included

V. Vice President - Susan

A. Playground Mulch

1. Need to put up a sign with a Latex warning
2. Additional 1-2 yards will be added by Quality Outdoor Inc

B. Signs

1. Need to HF residents that signs can be placed out 30 days before an election.
Candidate signs cannot be placed on common grounds.

VI. Treasurer - Charles

A. Homeowner Fees Update

1. 2022 Fees – 197 of 199 paid - no changes
2. Board members to contact last 2 residents

VII. New Business

- A. Next meeting – September 29th

Adjournment — 8:00pm