

Harvest Farms HOA Board of Directors Meeting Agenda

7:00 PM

10/27/22

Via Google Meet

2022 Board Meetings

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

Architecture Committee: Kevin O'Brien

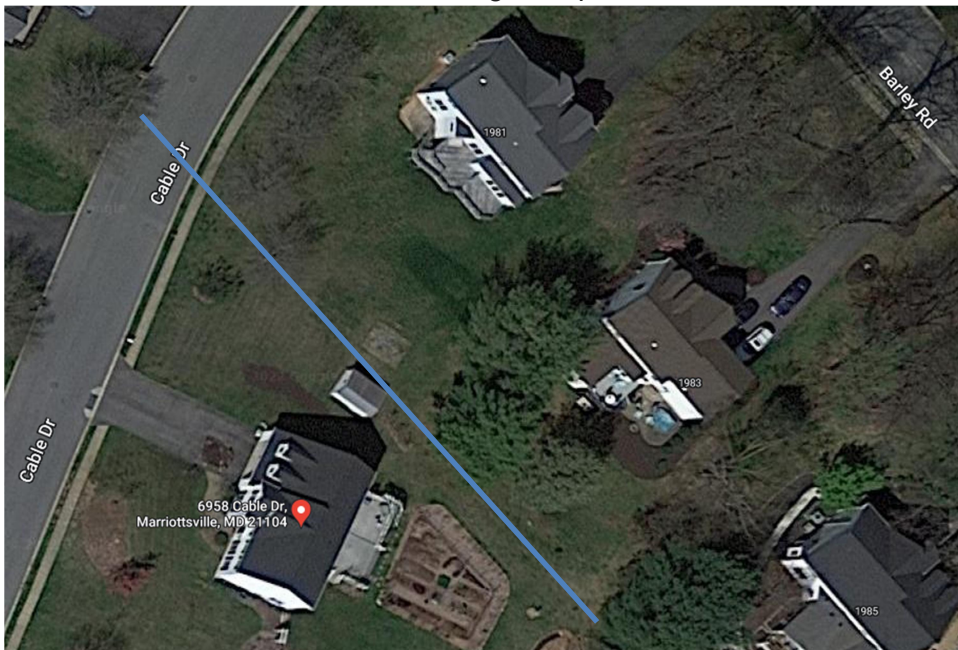
Residents: Nancy Beebe, Craig Beebe, Dan Rosenblum, Andrea Kowaleski, Jodi Lawrence, Melissa Clark, Chad Farley

- I. Call to order – 7:03
- II. Roll Call
- III. Approval of minutes from the September meeting completed via email
- IV. President – Joe

A. Architecture Report

1. 6958 Cable Drive shed

- a) Arch committee will research if the previous owner was granted permission to place the shed in that location before issuing a response.



B. Drug activity on Barley Road

1. Incident details

- a) Tenant brings crime activity, police frequently called, neighbors are seeking help

- (2) Actions

- a) A letter will be sent to homeowner re rental violation

- b) A future meeting with the police will be set up to discuss this ongoing issue with the community.

- (3) There may be a tenant at another home on Barley.

C. Common Area Maintenance & Repairs

1. Tennis Ball Courts
 - a) \$38,000
 - b) Went with a company the board felt would do the best job for the community
2. Pond
 - (1) Turn off aerators: Waiting until the weather turns cold before turning it off (likely beginning of November) - Andrea will get this taken care of
 - b) Impact on HF community – Survey Results
3. HOA board sent out email to gauge homeowners' interest in different common
 - (1) 55 responses as of October 27th
 - (2) Quick look

	Basketball Courts	Tennis/Pickle Ball Courts	Play-ground	Pond (for fishing & aesthetics)	Common Area Near Pond (gazebo & picnic areas)	Basketball court surface	Tennis court surface	Geese at the pond	Scum on pond surface	When pond fish levels get low	Additional annual dues?
Averages	3.76	3.76	4.13	4.16	3.80	2.83	2.89	2.57	3.70	2.96	\$18.33

D. November Elections – Candidates

1. No candidates yet
2. Charles Lawson is only returning Board member

V. Vice President - Susan

A. Playground Mulch

1. Be careful when you are driving on Monday, October 31st since there will be a lot of kids around
2. Sign with Latex warning
 - a) Need to confirm with Jerome about what customer service said
 - b) Order sign for latex warning - Warning: Mulch May Contain Latex
 - c) Susan to contact neighbor to get the sign made
 - d) Remind David Baker to place ice warning signs soon.

VI. Treasurer - Charles

A. Tennis Court Refurbishment Project

1. Progress – In progress still.
2. Next step is resurface, paint and then paint lines and put nets up

B. 2023 Budget Discussion

1. Waste collection is by far our biggest expense
 - a) This Year: \$42,000
 - b) Next Year: \$43,251
2. Grounds Maintenance
 - a) TurfDoc gave us a new bid which increased \$1200
 - b) MC landscaping (in Westminster) gave us a price that is \$1200 lower
 - (1) Guardrail mowing, edge trimming, everything we have now from TurfDoc
 - (a) Includes pond edge trimming, etc
 - (2) Can they blow off the debris on the tennis courts as well?
 - (a) Includes blowing all hard surfaces already
3. Solitude fee will increase next year
4. Currently \$53,000 in checking

- a) Owe \$21,000 for the remainder of the tennis courts
- b) Owe \$10,000 for waste collection

C. Future contracts for landscaping & waste removal

- 1. Need to decide on grounds maintenance. Andrea is going to get a third bid and then the board will vote and decide

VII. New Business

- A. Get site updated with contracts, tennis court materials, fourth of july party, etc
- B. Next meeting – November 17th

Adjournment — 8:21pm