

Harvest Farms HOA Board of Directors Meeting Agenda

7:00 PM

11/17/22

Via Google Meet

2022 Board Meetings

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

Residents: Craig Beebe, Nancy Beebe, Andrea Kowaleski, Jodi Lawrence

- I. Call to order – 7:04
- II. Roll Call
- III. Approval of minutes from the September meeting completed via email
- IV. President – Joe

A. Architecture Report

Address	Name	ARC Recd	ARC Aprvd	Project
6958 Cable	Bohlayer	11/01/22	11/02/22	New/replacement shed
1981 Barley	Ortega	11/08/22	11/08/22	Replacement deck, replacement walkway to dwelling, new shed, new fence

B. Common Area Maintenance & Repairs

- 1. Common Area cleanup
 - a) Pond needs a lot of work
 - b) Playground needs to be cleared off since there are so many leaves and they will begin to grow weeds
- 2. Water Collection at the tennis courts
 - a) Can the maintenance crew blow the water off the tennis courts regularly? Or a homeowner?
 - b) Would have cost thousands of dollars on top of what we already paid to level the tennis courts so the board chose not to go that route.
- 3. Pond
 - a) Aeration system is turned off - should plan to start these much earlier in the season (March) which will help diminish the presence of algae in the future
 - b) Andrea met with Rachel Scout which is the new tech that we are assigned to - the pond is extremely healthy and saw no visible contaminants of the algae.
 - c) Impact on HF community – **Survey Results** – 69 Responses
 - (1) 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	3.77	3.67	4.09	4.23	3.80	2.83	2.89	2.57	3.70	2.96	\$ 18.14

- (2) We want to publish results but plan to make it anonymous
 - (a) Joe will summarize the points and send it out

C. Drug activity on Barley Road

- 1. Draft Letter to Attorneys
 - a) One resident has contacted county sheriff that we plan to have a meeting
 - b) Drafted a letter to attorneys which explains what has happened on Barley Rd - arrest/drug activity, etc.
 - c) Motion to approve to have the letter sent by the lawyer - moving forward

2. Meeting with Carroll County Sheriff

D. Holiday Decorating Contest

1. New board would need to do this or old board would need to volunteer

E. November Elections – Candidates

1. No candidates yet
2. We have potential members that have reached out this week
3. Charles Lawson is only returning Board member
4. Need to have elections by end of November
5. If there are no board of directors the HOA can go into receivership
 - a) Meaning someone will be appointed to run the HOA. This person (likely works for a company) will make every decision and we will have to abide by whatever they decide. New contracts they feel are necessary they can carry out without any homeowner involvement. Can also charge homeowners for their time – instead of a social event - that money will go to pay receivership fees. Owners will lose all control.
 - b) Joe will send out an email this weekend that outlines the potential ramifications if we do not get any volunteers to serve on the board

V. Vice President - Susan

- A. Ensure documents are all up to date so that we can post for future board members. Should also omit the block reps.
- B. Playground Mulch
 1. Sign with Latex warning - David Baker will put up a sign near the playground soon
 2. Thin Ice Sign: in touch with David Baker about thin ice sign for the pond (will be put up over thanksgiving break). Two to be put up near the pond.

VI. Treasurer - Charles

- A. 2023 Budget Discussion
 1. Did not raise annual fee
 2. Waste collection goes up 1.5% per contract – but after 2023 it could go up significantly. Inquiring about a contract extension.
 3. Lawn Care reduced slightly since M&C is cheaper and covers more than what we currently get
 4. Increased pond maintenance since we've had increases from Solitude and we have had repairs / fish stocking
 5. Increased egg hunt and 4th of July because they were relatively low and want to take into account inflation
 6. Capital projects - would hope there aren't many that are large expenses so relatively low budget there
 7. Move to accept the budget for 2023 – accepted
 8. Move to keep the \$400 fee the same next year and send out notice in December – accepted
- B. Future contracts for landscaping & waste removal
 1. MC Landscaping - move to finalize and move forward with the contract - accepted

VII. New Business

- A. Next meeting – December 15th

Adjournment — 8:13pm

