**Harvest Farms Homeowners’ Association**

[**www.harvestfarms.org**](http://www.harvestfarms.org/)

Monthly Meeting Minutes

March 22, 2017 at 7 pm

Location: 1991 Barley Rd

**Attendance**

* Board of Directors: Ron Kowaleski (Treasurer), Andrea Michael (Secretary), Mark Gillies (VP, Assistant Treasurer), Mike Morency (President), Lauren O’Brien (VP, Community & Communications)
* Members: Andrea Kowaleski (VP, Community Resources), Melanie Greenway

**Discussion Items**

* **President’s Report:** Jennifer Brennan (HOA Lawyer) has been working on ideas for updating the HOA quorum requirement. She will be attending the monthly HOA meeting in May. Mike will call Erie Insurance again to clear up some questions about our insurance policies. Mike has been trying to get in touch with Rylea Homes in regards to the construction on Little Barley but has not received a response.
* **Community Events:**  Planning for the egg hunt on April 1st is well underway thanks to the efforts of Lauren along with Denise Nellies. Notices have been distributed to residents numerous ways. Lauren presented her game plan for the remaining social events this year including details about items that need to be completed for each event and when.
* **Communications**: Use of email for communicating with residents seems to be working great and we are only missing email addresses for 12 homes. A final decision was made to drop the semi-newsletter.
* **Pond and Playground/Tennis Court Common Areas:** Andrea K. attended the storm water management workshop last weekend and reported that it was very successful. She will be picking up fish on April 12th from the fish wagon (appx. $115) for restocking of the pond. Anyone who would like to watch is welcome to come to the pond at 4:30pm on that day. New information was obtained about the potential round-up of geese at the pond this spring. It was discovered that the approximate cost to round-up 100 geese is $2,500 (this endeavor was initially thought to have no cost). Andrea K. is going to do some more research before a decision is made. One quote was obtained in regards to resurfacing/patching the tennis courts and basketball court. Andrea K. will obtain another resurfacing quote and more discussion will occur next month. It was noted that the HOA spent $8K around 5 years ago on resurfacing of those courts. There was lengthy discussion about obtaining a new playground. A lot of research will need to go into this including obtaining quotes from various vendors and looking into financing. Ron will talk with our bank about possible financing options. Mark will handle the contract negotiations for both the playground and resurfacing when the time comes.
* **Treasurer’s Report/Dues Collection**: We are still missing 2017 dues payments from 4 homes. Final notices went out last month and the collections will now be turned over to an outside party**.** Payment of fees incurred for collection will be the responsibility of the overdue homeowners. Mike will look into using the HOA lawyer for collection of outstanding dues instead of continuing with our current collection agency. Mark & Ron will present an updated 2017 budget along with YTD actuals at next month’s meeting.

**Board of Directors Meeting**

* A special meeting was held before the monthly HOA meeting in regards to approval of an architectural request that was outside the standard guidelines. The request was voted on by the 5 board of directors present and passed unanimously.

**Reminders for Residents**

* **Community Suggestions/Concerns**: Use the HOA email address, harvestfarmsHOA@gmail.com, for any suggestions, concerns or questions.
* **Police Concerns**: Call the police (Sheriff’s Office: 410-386-2900 or 911) in the event of any illegal activity or with any concerns.
* **Animals**: All animals need to be in compliance with the Carroll County laws and ordinances (<http://hscarroll.org/wp-content/uploads/2015/11/Synopsis_Animal_Control_Laws_MD.pdf>). This includes keeping dogs under restraint/control at all times and cleaning up animal waste. Residents are encourage to talk to their neighbor if they have concerns about a specific animal. Animal Control can be reached at 410-848-4810.
* **Architectural Changes**: Architectural approvals are required for certain home improvement projects. The form and process can be found on the HOA website ---> [Architectural Request](http://www.harvestfarms.org/architectural-request-form.html)
* **Yard Debris:** Please refrain from blowing or depositing leaves, branches, grass clippings, etc. into the road and neighbors’ property.
* **Trash/Recycling**: Residents can contact harvestfarmsHOA@gmail.com if they have complaints or concerns about service. Please do not contact Republic directly.

**Upcoming Meetings (occur at 7 pm)**

* See website for dates and locations