

BOARD MEETING MINUTES

April 25, 2019

Carrolltowne Elementary School

ATTENDANCE

BOARD OF DIRECTORS:

Michele Carroll
Andrea Kowaleski
Scott Walthour

OFFICERS:

Scott Walthour, president
Andrea Kowaleski, vice president
Donna Chaney, secretary

MEMBERS:

Margo Williams

AGENDA

1. President's Report

- Andrea and Scott met with the Melstone Valley resident, the HOA, and a representative from the county to discuss the downhill erosion into Melstone Valley. Water is also pooling on the basketball courts, which is causing mold. The runoff has gotten much worse this year because of the rain. Estimates have been received from two contractors. Scott will obtain a quote from a third contractor and will also look into a landscape architect.

2. Vice-President's Report

- The seasonal grass-cutting is underway at the pond and playground.
- Wood chips are needed under and around the picnic tables; this is being looked into.
- An ad was placed in the newspaper for the upcoming yard sale. Six signs will be put up prior to the event.
- A new HOA garden club is being formed. The first meeting is scheduled for May 19 at 2:00 pm at the pond.
- Weed control in the flower beds around the pond is needed in the fall. The HOA will obtain estimates for the work later this summer.

3. Treasurer's Report

- Dues collection status – as of today, dues are still outstanding from one home.
- The April budget report was provided (page 3).

4. Committee Reports

- **Architectural, Ground Maintenance, Contracts – Ken Hollasch**

- **Contracts update:**

- RAM Properties withdrew their proposal for the 2019 grounds agreement. The contract was awarded to Cole's Lawn and Landscaping, which the second-lowest of the four quotes received.
- Three quotes were solicited for sealcoating and walkway repairs at the playground; one proposal has been received to-date:
 - Titan Sealcoating: \$3,200
 - Petro Paving: proposal pending
 - Absolute Paving: proposal pending

- **July 4th neighborhood parade and festival**

- The fire department has been scheduled for the parade.
- Most other vendors have been scheduled (moon bounce, popcorn machine, games, generator, ponies).
- Volunteers to coordinate the event are still needed
- An online volunteer sign-up form will be set up closer to the event.

5. Upcoming Events

- Yard sale – Saturday, May 4 (rain date May 5)
- Bulk pick-up – Saturday, May 18
- July 4th parade and festival
- Fall block party/bonfire – tentative

6. Open Discussion

- A draft “refrigerator page” was developed. This is a one-page informational sheet that would be posted on the HOA web page and provided to new residents once it is finalized.

7. Upcoming Meetings

- May 23 – 7:00 pm, Carrolltowne Elementary media center
- June 20 – 7:00 pm, location TBD

The meeting was adjourned.

Updated: 4/25/2019
199 Units

Harvest Farms HOA Budget

2019

	<i>\$/Unit (Budget)</i>	Budget	Actual to date (4/25/19)	Remaining
Revenue				
Dues	\$ 375	\$ 74,625	\$ 74,245	\$ (380)
Late Fees	\$ -	\$ -	\$ 141	\$ 141
Total Revenue	\$ 375	\$ 74,625	\$ 74,386	\$ (239)
Expenses				
<u>HOA Services</u>				
Waste Collection	\$ 220	\$ 43,848	\$ 10,286	\$ (33,562)
Subtotal Services	\$ 220	\$ 43,848	\$ 10,286	\$ (33,562)
<u>Admin, Finance & Legal</u>				
Legal Fees	\$ 5	\$ 1,000	\$ 21	\$ (979)
Insurance	\$ 12	\$ 2,420		\$ (2,420)
PO Box	\$ 0	\$ 70	\$ 80	\$ 10
Office Supplies & Mailings	\$ 6	\$ 1,200		\$ (1,200)
State & Federal Taxes	\$ 0	\$ 40	\$ -	\$ (40)
Subtotal AFL	\$ 24	\$ 4,730	\$ 101	\$ (4,629)
<u>Community Resources</u>				
Grounds Maintenance	\$ 52	\$ 10,400	\$ 1,500	\$ (8,900)
Pond - Maintenance	\$ 32	\$ 6,300	\$ 2,087	\$ (4,213)
Pond - Electricity	\$ 3	\$ 650	\$ 49	\$ (601)
Subtotal Resources	\$ 87	\$ 17,350	\$ 3,636	\$ (13,714)
<u>Community & Communications</u>				
Website	\$ 0	\$ 80		\$ (80)
Social - Easter Egg Hunt	\$ 1	\$ 250	\$ 41	\$ (209)
Social - July 4th	\$ 11	\$ 2,100	\$ 440	\$ (1,660)
Social - Miscellaneous	\$ 3	\$ 500	\$ 32	\$ (468)
Social - Yard Sale	\$ 1	\$ 120	\$ 70	\$ (50)
Subtotal Community	\$ 15	\$ 3,050	\$ 583	\$ (2,467)
Total Expenses	\$ 347	\$ 68,978	\$ 14,606	\$ (54,372)
Capital Projects / Reserves	\$ 28	\$ 5,647		\$ (5,647)
Gain/(Loss)		\$ -	\$ 59,780	\$ 59,780

Checking Account Balance \$ 92,700