

## BOARD MEETING MINUTES

May 23, 2019

Carrolltowne Elementary School

### ATTENDANCE

#### BOARD OF DIRECTORS:

Ken Hollasch  
Jodi Lawrence  
Andrea Kowaleski

#### OFFICERS:

Andrea Kowaleski, vice president  
Jodi Lawrence, treasurer  
Donna Chaney, secretary

#### MEMBERS:

Susan Andersson

### AGENDA

#### 1. President's Report

- Basketball court drainage issue:
  - Members of the board continue to have numerous meetings and assessments from landscapers, county officials, and engineers.
  - The problem is an extensive grading issue that is causing erosion from the water run-off.
  - The board has received one estimate for a drainage repair/mitigation strategy. A second contractor is providing an updated estimate based upon a re-evaluation, and a third estimate is anticipated.
  - **ACTION: the board voted to approve spending a maximum of \$8,000 on a mitigation strategy from the most technically acceptable proposal, once they have all been received. The vote was taken prior to all proposals being received so a decision can be made quickly, and the project scheduled at the earliest possible date.**
- The basketball/tennis court resurfacing is expected to happen in June. The final dates have not yet been determined.

#### 2. Vice-President's Report

- The yard sale on May 4 seems to have been successful. The yard sale signs will be reused next year and for future yard sales (they are being stored at the Kowaleski residence).
- Bulk pickup was on May 18 but there were issues with the service on Ridge Road, where numerous homes were missed (Republic eventually picked up the items several days later).

- The refrigerator page was completed and will be posted on the web site and provided to the block representatives.
- The neighborhood garden club, GROW, met on May 19. There was good participation, but more is needed. Volunteer hours will be provided to students who participate. The Siberian irises at the gazebo are stunning and were planted at no cost to the HOA. The next meeting is being scheduled and will be announced.
- The pond is receiving great reviews from Solitude Landscaping and residents who frequent the area. The fish are biting, and the geese are currently under control, with just a few frequenting the area.
- A resident has offered to repaint the neighborhood sign at the playground.

### 3. Treasurer's Report

- Dues collection status – as of today, dues are still outstanding from one home.
- The HOA has three insurance policies that have just been paid but there is some uncertainty about the type of coverage that the HOA has compared to what is needed and whether the officers need to be specifically listed to be covered.
  - **ACTION: Jodi will contact the insurance company to follow up on the outstanding questions.**
- The May budget report is attached.

### 4. Committee Reports

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

- **Architectural request actions:**

Address	Type	Action
1989 Alfalfa Court	Shed	Approved
6808 Little Barley Drive	Shed	Approved
1921 Blacksmith Drive	Patio	Approved
6958 Cable Drive	Shutters/front door	Approved

- **Grounds maintenance:**

- Seasonal grass-cutting is underway and going well.
- There is a weed issue around the picnic tables at the pond. The neighborhood landscaper is going to remove the wood chips, address the weed issue with landscape cloth, and replace the chips.

- **Contracts:**

- Three quotes were solicited for sealcoating and walkway repairs at the playground; two proposals have been received to-date:
  - Titan Sealcoating: \$3,200

- Petro Paving: \$4,300
- Absolute Paving: proposal pending

- **July 4<sup>th</sup> neighborhood parade and festival**

- All vendors are reserved, except for the DJ and Rita's (which is scheduled closer to the event). The same resident who was the DJ last year may be able to do it again this year; we are awaiting confirmation on this.
- The fire department has been scheduled for the parade, and the sheriff's department may also send a car.
- The banner from last year needs to be located.
- Food for the event needs to be coordinated.
- An online volunteer sign-up form is ready to be sent out in early June. Residents will also be encouraged to bring their own lawn games to the event (cornhole, etc.). That will be part of the sign-up form.
- Adult coordinators are still needed, especially for the day of the event.

**ACTION: Andrea will check with Michele about the banner and the food.**

## 5. Upcoming Events

- July 4<sup>th</sup> parade and festival
- Fall block party/bonfire – tentative

## 6. Open Discussion

- Residents are reminded to not blow grass clippings in the street, as this is a county law and is also a safety and environmental issue.
- A suggestion was made to have a neighborhood wood-chipper day, similar to the bulk pickup day, where a company would be hired to do a neighborhood-wide mulching/wood-chipping for all residents.
  - **ACTION: Andrea will check into pricing for this service for the fall.**

## 7. Upcoming Meetings

- June 20 – 7:00 pm, location TBD

The meeting was adjourned.

**BOARD ACTIONS**

<b>ITEM</b>	<b>Board Member</b>	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
<b>Spend up to a maximum of \$8,000 on a drainage/erosion mitigation strategy at the basketball court</b>  Motion: Ken Hollasch Second: Andrea Kowaleski	Michele Carroll	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Ken Hollasch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Jodi Lawrence	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Andrea Kowaleski	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scott Walthour	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>VOTE RESULT</b>	<b>PASS</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>2</b>

Updated: 5/23/2019

199 Units

Harvest Farms HOA Budget

2019

			Budget	Actual to date (5/23/19)	Remaining
		<i>\$/Unit (Budget)</i>			
<b>Revenue</b>					
	Dues	\$ 375	\$ 74,625	\$ 74,245	\$ (380)
	Late Fees	\$ -	\$ -	\$ 141	\$ 141
	<b>Total Revenue</b>	<b>\$ 375</b>	<b>\$ 74,625</b>	<b>\$ 74,386</b>	<b>\$ (239)</b>
<b>Expenses</b>					
<b><u>HOA Services</u></b>					
	Waste Collection	\$ 220	\$ 43,848	\$ 10,286	\$ (33,562)
	<b>Subtotal Services</b>	<b>\$ 220</b>	<b>\$ 43,848</b>	<b>\$ 10,286</b>	<b>\$ (33,562)</b>
<b><u>Admin, Finance &amp; Legal</u></b>					
	Legal Fees	\$ 5	\$ 1,000	\$ 111	\$ (889)
	Insurance	\$ 12	\$ 2,420	\$ 1,957	\$ (463)
	PO Box	\$ 0	\$ 70	\$ 80	\$ 10
	Office Supplies & Mailings	\$ 6	\$ 1,200	\$ 22	\$ (1,178)
	State & Federal Taxes	\$ 0	\$ 40	\$ -	\$ (40)
	<b>Subtotal AFL</b>	<b>\$ 24</b>	<b>\$ 4,730</b>	<b>\$ 2,170</b>	<b>\$ (2,560)</b>
<b><u>Community Resources</u></b>					
	Grounds Maintenance	\$ 52	\$ 10,400	\$ 3,870	\$ (6,530)
	Pond - Maintenance	\$ 32	\$ 6,300	\$ 2,520	\$ (3,780)
	Pond - Electricity	\$ 3	\$ 650	\$ 174	\$ (476)
	<b>Subtotal Resources</b>	<b>\$ 87</b>	<b>\$ 17,350</b>	<b>\$ 6,564</b>	<b>\$ (10,786)</b>
<b><u>Community &amp; Communications</u></b>					
	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	\$ 235	\$ 115
	<b>Subtotal Community</b>	<b>\$ 15</b>	<b>\$ 3,050</b>	<b>\$ 748</b>	<b>\$ (2,302)</b>
	<b>Total Expenses</b>	<b>\$ 347</b>	<b>\$ 68,978</b>	<b>\$ 19,769</b>	<b>\$ (49,210)</b>
	Capital Projects / Reserves	\$ 28	\$ 5,647		\$ (5,647)
	<b>Gain/(Loss)</b>		<b>\$ -</b>	<b>\$ 54,618</b>	<b>\$ 54,618</b>

Checking Account Balance

\$ 87,538