



Homeowners Association, Inc. • 1500 Harperfield Drive • Bogart, GA 30622

Annual Meeting Minutes	
<u>Date / Time:</u>	Sunday, April 25, 2021 at 4:30
<u>Location:</u>	Harperfield Pool Area
<u>Board Member Attendance:</u>	Kayla Hoorelbeke (President) Ryan Doss (Treasurer) Stacey Price (Secretary)
<u>Homeowner Attendance:</u>	20 in physical attendance 6 in attendance via designated proxy
<u>Quorum:</u>	26 total towards quorum = 62% participation rate (48% in person)
<u>Note Taker:</u>	Stacey Price

Agenda Items

- I. Kayla called the meeting at 4:37pm with the collection of attendance. A quorum was met.
 - a. We will continue to have meetings on Sunday evenings.
- II. Introduction of new homeowners from 2020 and 2021
- III. Announced board members, terms and roles for 2021
 - a. Thank you to Tara Adkisson & Brian Prell for their years of service!
 - b. Kayla Hoorelbeke will continue to serve as president. Renewal is April 2022.
 - c. Ryan Doss stepped in to serve as interim treasurer in October 2020. He has agreed to serve a two year term (renewal April 2023).
 - d. Stacey Price has been added as secretary for a two year term (renewal April 2023).
- IV. Board presented 2021 budget
 - a. Discussed we are able to spend less on front entrance flower bed. Not having to change out the bed as often. Also, adding mulch to the flower beds has helped to cut cost per cubic yard.
 - b. Overall lawn maintenance / mulch / flowers budget has only increased 4% in 5 years.

- c. Maid Teams will clean pool bathrooms on customized schedule.
 - d. There has been an 8% increase in 6 years with our pool company and may increase more this year due to price of pool chemicals increasing.
 - i. We designated a strict 6 month service schedule for pool company.
- V. Establish 2021 Committees
 - a. Beautification and Maintenance- planting and maintaining front entrance, light pest control and spraying weeds around swimming pool.
 - i. Committee members: Jenny Ferguson, Hannah Johnson, Tom Sangster, Maury Adcock
 - ii. Board Rep: Kayla Hoorelbeke
 - b. Pool Monitor- checking pool chemical levels 3x/week (in addition to Pool Services, clearing lost and found, putting furniture back in place; will start mid-May to end of September; paid \$15/week.
 - i. Ansleigh Prell; backup James/Stratton Landreth; in Sept, will begin training another 13 or 14 year old in neighborhood for 2022.
 - c. Social Committee- Halloween and Easter
 - i. Committee members: Lacey Burke, Mary Elizabeth Perkins, Michelle Crumbley
 - ii. Board Rep: Stacey Price
 - d. Architectural Review
 - i. Committee members: Heath Chambless, Brian Prell, Casey Hoorelbeke, Ken Ulmer
 - ii. Board Rep: Ryan Doss
- VI. Pool waivers were provided to specific homeowners to be completed
- VII. Reviewed the pool policies regarding pool rules and architectural approvals
 - a. Pool policies/rules
 - i. There will be COVID-19 signage around pool due to county protocols / recommendation of Pool Services.
 - ii. We will post a maximum of 32 people for pool/deck.
 - iii. Reminder: anyone under age of 16 must be accompanied by 18+ resident or family of resident living in Harperfield (or caretaker).
 - iv. Reminder: Guests must be accompanied by property owner.
 - v. No personal items to be left at pool. Lost and Found bin will be cleaned out 48-72 hours.
 - b. Covenant items
 - i. Must parking on concrete driveway; no grass parking
 - ii. Trailers must be in an enclosed garage.
 - iii. Yard maintenance- mowing lawn, watering and keeping grass/ shrubs alive, regular treatment / prevention of weeds.
 - iv. Reminder that any changes to exterior of house must be approved by ARC. Give them at least 1-2 weeks to respond.
- VIII. Update on goals/foreseeable projects for 2021

- a. HOA will pay for generic graduation banner for front entrance.
 - i. Homeowners can purchase small individual name yard signs to place at front entrance (in addition to the ones purchased through the school that are kept at each house).
 - b. Will get quotes on fixing pool gate.
 - c. Replace drain channels on pool deck.
 - d. Venmo/PayPal- will look into using the pool phone line for signup.
 - e. Neighborhood directory - still lingering; would like to revisit this year.
- IX. Discussion of neighborhood security options
- a. Cannot have gated neighborhood; our streets are county-owned.
 - b. Discussed Flock Safety
 - i. Internet accessibility
 - ii. Only license reader- won't catch thieves on foot.
 - iii. \$2,500/year
 - iv. Informal vote and no one voted to look into purchasing Flock Safety or bring to a formal ballot item for all homeowners.
 - c. Reminded everyone to lock car doors and to periodically check your personal cameras for suspicious activity.
- X. Open floor to new business- email submissions plus in-person discussion
- a. Animal service ordinances reminders per county regulations
 - i. Prevent animal from running at large / exiting your property limits at all times.
 - ii. Dogs should be on leash or restrained or under immediate voice command at all times while off property.
 - iii. When walking dogs make sure to clean up after them at all times, even in common areas since they are still areas where children / homeowners may walk.
 - b. Kayla emailed Rodney Jones he is only selling the parcel that is not cleared. He still has plans to develop the cleared parcel.
 - i. Will look into asking the county to remove orange fencing.
- XI. Meeting concluded at 5:40pm.

Additional Items & Next Steps

Reminder that second half of HOA payment is due May 1st.

Next Meeting Date:

TBD – notification will be sent out if another meeting is required / scheduled