**Harwood Farms HOA Meeting Minutes**

Zoom conference

Date: September 7, 2021 @ 8:30 pm

1. **Call to order**

8:36pm

1. **Roll call**

Chris Dallas

Suzette Isackson

Amanda Melvin

Bill Hammond

Dylan Smeltzer

Brenda Bucholz

Sarah Lang

Mark Nolff

Debra Sugiyama

TJ VanDoren

Jeremy Zahn

1. **Approval of minutes from last meeting**

Approved with date correction.

1. **Treasurer’s report**
   1. **Income & Expenses**

Expenses included stamps and mailing costs and lawyer fees. Current balance $38464.76.

* 1. **Savings Account**

There are no changes to report.

* 1. **Other**

The board has still not received a final bill from K&P for the entrance landscaping project. The trees have also not yet been planted. Bill will reach out to the company. Additionally, discussions regarding adding spring and fall clean-up of the newly landscaped areas and HOA-managed sidewalks (weeds, such as those along Michigan Ave) to our contract for next year.

1. **Old business**
   1. **Annual meeting**

There are no new updates to report. Dylan will look into other venue options (such as Liberty school, rec center, etc.). The target date will be the first two weeks of November. Dylan and Bill’s 2-year term on the board will be up. The board will solicit volunteers to fill these positions and gather these nominations ahead of the annual meeting. Once a date is scheduled, information will be mailed to homeowners. The board will also plan to conduct an audit this year.

* 1. **Community improvement committee**

There are no new updates to report. Survey responses are being gathered from the community. The committee will be having their own meeting following this board meeting.

* 1. **Ice cream social**

The event has received 13 positive RSVPs, which include the board members. Suzette will pick up approximately 50 individually packaged ice cream items for the event. Dry ice will be picked up on Sunday. Suzette will supply the cooler. Chris will supply a tent, napkins, etc.

* 1. **Sidewalk repair**

Chris has contacted three companies to obtain estimates. The companies will each come to do a walk-through and provide a quote. None of the companies have had a chance to come out yet.

* 1. **New housing development**

There was a recent preliminary meeting hosted by the developer. One of the questions posed was whether the new community would be sharing the Harwood Farms retention pond. The new community will have their own. The plan is to build 20 homes in the community. Township deliberations are still to come. Harwood Farms community members will likely get a mailing with communication about re-zoning. One major question/concern heard from many HF community members is whether there will be another entrance to the new subdivision aside from the one through HF – this still needs Township approval. The new community will have multiple builders, constructing custom-built homes. There may be a tree line planted to separate the new community from HF.

1. **New business**

None.

1. **Public comment**
   * + There was concern/rumor about the board creating a variance for building a storage container in backyards to house garbage cans. The board is not considering this.
     + There was question about the board’s ability to have previously-approved sheds taken down that do not meet township requirements. Chris previously asked the board’s lawyer for clarification around this issue. The lawyer indicated that since the shed received board approval, the board would likely lose any legal case in this matter. However, the township may require these homeowners to remove the sheds based on township regulations.
     + Questions pertaining for the reasoning the board has decided to discontinue mowing the side of the berm that faces the homes along Michigan Ave were asked. Many reasons were stated, which included liability (as the homeowners own this land), logistics (some homeowners wanted it mowed and others did not), equity throughout the entire neighborhood, and cost.
     + There are several trees along the berm that have died. Homeowners indicated that Peter’s had said they would replace these trees. Peter’s is now bankrupt and this land/maintenance is the responsibility of the homeowner, as they own the property.
     + The grass area between Michigan Ave and the sidewalk was not previously maintained by the HOA, but the HOA has more recently been paying to have it mowed with the rest of the common areas in the community. A question was raised as to who’s responsibility this actually is. The current board had asked the township this question in the spring, and the township indicated the HOA is responsible. The board will check with the township again to ensure this is accurate.
2. **Next meeting**

Tuesday, October 19 @ 8:30pm

1. **Executive Session**
2. **Adjournment**

9:38pm