

Harvest Pointe Homeowners Association, Inc.
Minutes of the Quarterly Homeowners Meeting
March 16, 2023

The quarterly meeting of the Harvest Pointe Homeowners Association was called to order at 7:05 PM by the president, Melvin Little. Officers and directors Reponzell Morris, Gregg Shafer, Lauren Shiel, Stannika Delancy-Simons, and Debra Adams were present. Neloise Adkins, Robert Gorham, and Janelle Weithers were absent.

Agenda

1. Lauren read the [12/8/22 minutes](#)
 - a. Motion to Accept: Reponzell Morris
 - b. Seconded: Debra Adams
 - c. Motion Carried Unanimously
2. President's Report - Melvin Little
 - a. In January, we had a meeting with Tolley Community Management and the issues we had experienced conducting business with them.
 - b. The meeting was productive, but we are in the process of evaluating if we will be keeping them as our community management service. We will continue keeping the community informed on this.
 - c. We have a number of committees that we need support on. The more volunteers we have, the more capacity we have to keep our dues down. Right now, the Board is doing all of the work on the committees.
 - d. **Call to Action:** please reach out to Melvin to volunteer as a committee member or chair.
 - e. We have also been appointed a new property manager, Matthew Sheffield, after Jayme Austin resigned. The Board will be setting a meeting to talk about the needs of the community.
 - f. A reminder that next week, there are elections for District 6 related to the City of Mableton mayor, city council, and district representation
3. Vice President's Report - Reponzell
4. Treasurer's Report - Stannika
 - a. [See Below](#)
 - b. There was an error with Tolley Property Management for folks who paid online where it said that payments were completed when they had not been received.
 - c. If you see the charge on your card, you should be fine. This issue impacted folks who paid online, but in these instances the receipt was sent without paying being sent.
 - d. Questions by Jason
 - i. Do we get interest on the balance from Quantum Checking?
 - ii. If we do – what is the interest rate?
 - A. .05%. You can view the financials online as well with this information reflected. Additional options are being evaluated, but

are TBD. Even Tolley has acknowledged that the interest rate is not good.

- iii. Same question about interest – why don't we move the money to our own account and have control of the money?
 - A. Stannika - Treasury Bills, CDs usually require you to leave money in those accounts for a full year without access. Additionally, we would be charged \$50/month additional for Tolley to Management. Melvin - he sees where Jason is coming from, but pointed out that we cannot base this off of the Operational Account.
- iv. Motion to Accept: Jason
- v. Second: Debra
- vi. Motion Carried Unanimously

5. Committee Reports

a. Architectural Control –

- i. Debra: 5/8 - 5/12 will be the pressure washing week. This was a big hit last year where we negotiated for a competitive rate. Contact Debra to participate.
- ii. Debra: Please be mindful of your neighbors and clean up after your pets.
- iii. Gregg: If you wake up one morning and decide to paint your house – remember to fill out the form! The form is online on the Harvest Pointe website and will walk you through all the reasons needed.
- iv. Are we allowed to put up signs in the yard without approval?
 - A. Technically - read the covenants. It has not been enforced related to graduation, birthday signs.

b. Clubhouse

- i. Gregg – the clubhouse was very popular to rent last year! It is a \$75 fee to rent with a \$50 deposit, which you return when you leave the clubhouse as you found it. When you use the clubhouse, you also can use the back patio area. Contact Gregg to book the clubhouse.

c. Pool/Gazebo

- i. Mel – the pool is scheduled to open on 5/22. As far as maintenance is concerned, they will start the inspection and remove the tarp next week and continue with preparing the pool in April.
- ii. No updates on the gazebo.

d. Tennis Court

- i. Stannika – no updates
- ii. Q: Is it being resurfaced this year?
 - A. Not budgeted yet for this year. Mel agrees it needs to be budgeted for next year, could use a resurfacing soon.

e. Playground

- i. Mel – no exact updates. We should have something by the next Board meeting.

f. Landscape

- i. Debra – Neloise is not here, but reporting in her absence that the leak should be repaired from the front. She also spoke with the landscaping company, and they will put in the flowers once the temperature goes up. The trees by the clubhouse are hanging over, and they will be cut back this year.
 - ii. Melvin – lighting is also a work in progress with this committee. Should be worked on in the next month.
 - iii. Pond – last year, it created major problems with it leaking. There are issues with it being able to cycle its own water, the pumps being under too much pressure from the rocks over the top of it.
 - g. Newsletter
 - i. The newsletter is online now! It goes out via email now.
 - ii. If you didn't receive this in your email, go into your Harvest Pointe HOA portal and update your email list so that you can be added to the email!
 - h. Technology
 - i. Our home page is pretty dated. In order to update this, it will cost money. If you know any web designers who are able to volunteer to update our webpage – please reach out!
 - ii. We are trying to go digital as much as we can in order to save the trees, but also to get communications out quickly. Please make sure your email is updated on the HOA portal.
 - iii. Please also sign up for the Next Door app to become a part of our private community. Our newsletter and meeting notices are also posted here.
 - i. Events
 - i. 3/25 Yard Sale is being rescheduled to 4/29 because it is supposed to be raining all day 3/25, and is much colder than usual. Hopefully the weather is good then! Rain day will likely be the first Saturday in May, but if you have any questions please reach out to Repunzell. She will send out more info on the Nextdoor App.
 - ii. On graduation banners – we need to know if your child is graduating! She will put out papers in folks mailboxes so that she can add everybody who is graduating to the neighborhood sign. Deadline is the end of April.
- 6. Q&A
 - a. Jason – on the tree removal, are there trees being removed other than the ones being trimmed back? It may be time.
 - i. This will be added to the agenda of the next Board meeting to review.
 - b. Comment that a lot of people don't volunteer because they don't know what volunteering entails. Having a specific ask of what is needed from volunteers could help!
 - c. Reponzell Real Estate Report: housing prices are stabilized. There was a surge over the summer. Before the pandemic, the highest house sold for \$330k. Now the house values are average \$360k - \$400k.
- 7. Closing
 - a. Motion: Reponzell

- b. Second: Debra
- c. Motion Carries Unanimously

There being no further business, the meet was adjourned at 8:09 PM.

Respectfully Submitted,
Lauren Shiel, Secretary

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Harvest Pointe HOA Monthly Report March 2023

Quantum Money Market (Reserve Fund)

\$112,012.14 Feb 28, 2023

\$112,007.84 Jan 31, 2023

\$112,003.08 Dec 31, 2022

Quantum Checking (Operating Fund)

\$146,151.54 Feb 28, 2023

\$138,555.49 Jan 31, 2023

\$111,308.11 Dec 31, 2022

Truist Checking

\$1,276.72 Feb 28, 2023

\$1,206.72 Jan 31, 2023

\$1,649.02 Dec 31, 2022

Truist Money Market

\$6,521.01 Feb 28, 2023

\$6,520.96 Jan 31, 2023

\$6,520.90 Dec 31, 2022

TOTAL \$265,961.41

TOTAL Accounts Receivable 2/28/23 \$42,994.71