

**Harvest Pointe Homeowners Association, Inc.**  
**Minutes of the Quarterly Homeowners Meeting**  
**June 15, 2023**

The quarterly meeting of the Harvest Pointe Homeowners Association was called to order at 7:06 PM by the president, Melvin Little. Officers and directors Reponzell Morris, Gregg Shafer, Lauren Shiel, Stannika Delancy-Simons, Debra Adams, and Neloise Adkins were present. Robert Gorham and Janelle Weithers were absent.

**1. Guest Speaker: Matthew Sheffield with Tolley Community Management**

- a. Harvest Pointe is strong now.
- b. Recommends staggering dues increases over the next couple of years to prepare for potential big cost items coming up to maintain the community.
- c. Seeing inflation as a whole in the HOA community.
- d. Q&A

Q: What is the average spend that most communities of our size pay in HOA Dues?

A: An estimate from Matt - \$700. He would recommend maybe \$625 - \$700 long term.

Q: We budget \$10k in reserve for big ticket items. Would you consider this a reasonable amount?

A: \$10k is a hit, but it is a hit that we would be able to absorb. This is the lower scale of a big ticket surprise though. What he has seen is more of a \$40k - \$60k range of big ticket surprises. Ex: pool and septic tank overflowing.

**2. Approval of [3/16/23 Meeting Minutes](#)**

- a. Motion to Approve: Larry King
- b. Second: Neloise Adkins
- c. Motion passes

**3. President's Report - Melvin**

- a. Will provide updates through committee reports.

**4. Vice President's Report - Reponzell**

- a. Will provide updates through committee reports.

**5. Treasurer's Report - Stannika**

- a. [See Full Treasurer's Report](#)
- b. We have an aging infrastructure, so some of our expenses have gone up. We budgeted significantly less than needed for this.
- c. We will be focused on creating next year's budget with the increased expenses and projecting for potential big ticket costs over the next few years.
  - i. Motion to Approve: Reponzell
  - ii. Second: Mike
  - iii. Motion passes

**6. Committee Reports**

- a. Architectural Control
  - i. Debra - thank you to everyone for less cars parked overnight. Receiving various requests that are being processed. Pressure washing week was a success.
  - ii. Mel - there are a few houses in the neighborhood that need to be painted or need siding replaced. There are also a few issues with standards of yard work. These are areas that have been identified and will be worked on. If you see something, say something to us.
- b. Hospitality
  - i. Steve has not received notification of any new residents since the last meeting.
  - ii. 1046 Dalby just sold - this may be a new resident.
- c. Clubhouse
  - i. Gregg - Everything is rolling along. Rented out the pool at the clubhouse for the first time. No maintenance issues or anything else to report.
  - ii. Mel - the lighting issues that were identified in the last meeting have since been repaired.
- d. Pool/Gazebo
  - i. Jason and Graham have been doing most of the work to open the pool. After some maintenance, the pool opened the weekend before Memorial Day.
  - ii. If you are using the pool and bringing a guest, that is fine! We are trying to cut back on the number of folks using the pool who aren't from the community, so don't let people in who are not your guest.
- e. Tennis Court
  - i. Mel - We are aware of the condition of the court, and we are looking for resurfacing quotes. To bring a big machine onto the court is going to take some maneuvering, so Stannika is researching options with contractors for the repair.
- f. Playground
  - i. Mel - No new updates. No new equipment will be purchased this year due to reshuffling funds for other expenses.
- g. Landscape
  - i. Neloise - has ordered pine straw for all the common areas. Received an invoice for the service.
- h. Technology/Newsletter - Stannika
  - i. Newsletter has transitioned to an email newsletter.
  - ii. Issuing new pool keys went smoother this year. There is an updated pool key fob software, but you will be able to access the pool with your fob from last year.
  - iii. We need to upgrade our website. If you have any recommendations for volunteers or students seeking to participate in this project, please reach out to Stannika.

## **7. Old Business**

- a. The volunteers that you have in your neighborhood is what keeps your current association dues from the higher end of HOA dues. Keep this in mind! Reach out if you are able to volunteer – tell your neighbors, too!
- b. The trees hanging down on Auldryn will be trimmed within the next week.

**8. New Business**

- a. We are reviewing our current level of service and value with Tolley Community Management, but we will also be reviewing other property management companies, services, and prices for comparison.
- b. Projecting costs for the next three years for the budget. The goal is to prepare ourselves to maintain our community. We need to be prepared for big ticket repairs, such as paving the parking lot at the clubhouse and other costs that may come up over the next several years.management project update

**9. Closing**

- a. Motion to close: Neloise
- b. Second: Reponzell
- c. Motion passes.

There being no further business, the meeting was adjourned at 8:23 PM.

Respectfully Submitted,  
Lauren Shiel, Secretary

**Harvest Pointe HOA Monthly Report June 2023**

Quantum Money Market (Reserve Fund) \$ Change \$112,278.14 June 30, 2023 **\$92.21** \$112,185.93 May 31, 2023  
\$112,113.77 April 30, 2023

Quantum Checking (Operating Fund)  
\$131,666.92 June 30, 2023 \$ Change \$136,799.00 May 31, 2023 **-\$5,132.08** \$142,847.57 April  
30, 2023

Truist Checking \$ Change \$1,301.32 June 30, 2023 **-\$171.67** \$1,472.99 May 31, 2023  
\$1,554.46 April 30, 2023

Truist Money Market \$ Change \$6,521.23 June 30, 2023 **\$0.05** \$6,521.18 May 31, 2023  
\$6,521.12 April 30, 2023

TOTAL \$251,767.61

TOTAL Accounts Receivable 6/30/23 \$30,144.1

**Harvest Pointe Delinquency Analysis as of 6/30/23** Current \$171.37

**Over 30** \$656.50

**Over 60** \$78.09

**Over 90** \$32,477.33  
**Balance** \$33,383.29  
**Delinquent** \$33,211.92  
**#Delinquent** 31  
**Active Units** 144  
**Delinquent%** 21.53%