

**HARVEST BEND, the MEADOW  
HOMEOWNERS' ASSOCIATION, INC.  
MARCH 18, 2021  
SPECIAL BOARD OF DIRECTORS MEETING  
MINUTES – OPEN SESSION**

Pursuant to Article V, Section 2 of the By-Laws of Harvest Bend, the Meadow HOA., Inc. the Open Session of the special Board of Director meeting was duly noticed and convened on Thursday, March 18, 2021 6:10 p.m. via ZOOM.

**IN ATTENDANCE**

Directors Austin, Calloway, Teague and Valigura were in attendance.

**OTHERS IN ATTENDANCE**

Association & Community Management Professionals, Inc. (Management) representative, Ransom Daly, was also in attendance.

**MEETING MINUTES**

The Board reviewed the February 25, 2021 minutes. Director Calloway moved to accept the February 25, 2021 minutes as amended. Director Valigura seconded the motion. The motion was unanimously approved.

**ACCOUNT 0228**

The Board reviewed a memo from Management regarding the deed restriction violation at account 0228 regarding sodding of the bare areas of the yard. The Board reviewed the account history, photos of the violation and their individual inspections of the property. The violation was originally cited in 2017 and at least twenty letters have been sent to the owner. The violation is at the lawsuit status. The Board noted that the Association attorney has been communicating with the homeowner regarding their delinquent assessments. Director Valigura made a motion to have the attorney discuss the matter with the owner and file a lawsuit, if necessary, in attempt to achieve corrective action. Director Calloway seconded the motion and it was unanimously approved.

**BOARD DIRECTION DEED RESTRICTION VIOLATIONS**

| ACCOUNT | VIOLATION                        | ACTION   |
|---------|----------------------------------|--|
| 0154    | Improperly stored/parked vehicle | Director Valigura moved to have the attorney proceed with sending demand letters in an effort to obtain compliance. Director Calloway seconded the motion and it was unanimously approved. |
| 0238    | Replace missing pickets          | Director Teague moved to have a contractor replace the pickets. Director Calloway seconded the motion and it was unanimously approved.   |

## **COMMUNITY GARAGE SALE**

The Board discussed sponsoring the community garage sale this spring in light of the COVID status. The attorney stated it would be ok to sponsor it but there should be a disclaimer. The Board discussed the spike in COVID throughout the country and the Association attorneys recommending not to open the pool until late in the summer when it is determined whether COVID increases. Director Calloway moved not to sponsor the spring garage sale, Director Teague seconded the motion and it was unanimously approved.

## **POOL OPENING**

The Board discussed opening the pool in 2021. The Board will review this each month. The Board noted that the CDC guidelines are applicable. The Board discussed allowing guests again this year. Director Calloway made a motion that there be no guests, no pool parties, TAE sanitize at the end of every pool day and install the red sign. Director Teague seconded the motion and it was unanimously approved.

## **ANNUAL MEETING**

The Board discussed the Annual Meeting and Election. Director Valigura moved to have the ballots sent to ACMP and to hold the Annual Meeting virtually via Zoom in which the results will be announced.

## **HISTORICAL DOCUMENTS**

Director Valigura made a motion to have ACMP scan documents and email them for \$50.00. Director Calloway seconded the motion and it was unanimously approved.

## **OPEN FORUM**

No homeowners were present.

## **NEXT MEETING**

The next open session of the Board of Directors monthly meeting was set for April 15, 2021.

## **ADJOURNMENT**

The meeting adjourned a 7:04 p.m.

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Judy Calloway, Secretary  
Harvest Bend, the Meadow HOA. Inc.

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DATE