Harmony Ridge Townhouses

c/o Preferred Management Associates
PO Box 687
Moscow, PA 18444
Phone: 570-842-2705

Annual Homeowners Meeting Agenda

Date: Wednesday, July 15, 2026
Time: 6:00 PM
Location: Zoom (Meeting Link Included with Notice)

1. Call to Order

- Welcome
- Verification of Quorum
- Introductions of the Board of Directors and Management

2. Approval of 2025 Annual Meeting Minutes

3. President's Report

- State of the Association
- Accomplishments over the past year
- Current and upcoming community projects

4. Treasurer's Report

- Review of the Association's financial position
- Operating and reserve fund update
- Year-to-date financial summary

5. Management Report

- Maintenance and repair updates
- Grounds and landscaping update
- Water and wastewater system update

- Architectural Review (EWR) and compliance update
- Completed projects and projects in progress

6. Old Business

- Update on previously discussed community projects
- Status of ongoing maintenance items

7. New Business

- Community improvements
- Capital projects
- Other business brought before the membership

8. Homeowner Forum

- Questions and comments from homeowners
- Board responses

9. Adjournment

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Annual Homeowners Association Meeting Guidelines

To help ensure a productive and respectful meeting, we ask that all attendees observe the following guidelines:

1. **Sign In**: Please sign in upon arrival to verify attendance and establish quorum.
2. **Meeting Conduct**: Treat all attendees, Board members, management, and guests with courtesy and respect. Disruptive, abusive, or threatening behavior will not be tolerated.
3. **Recognition by the Chair**: Please wait to be recognized by the meeting chair before speaking. This helps ensure everyone has an opportunity to be heard.
4. **Stay on Topic**: Comments and questions should be limited to the agenda item currently under discussion.
5. **Time Limit**: To allow everyone an opportunity to participate, homeowner comments may be limited to **three (3) minutes** per speaker, unless otherwise permitted by the meeting chair.
6. **One Speaker at a Time**: Please avoid interrupting others. Side conversations should be kept to a minimum.
7. **Respectful Dialogue**: Differences of opinion are expected; however, personal attacks, profanity, or confrontational behavior will not be permitted.
8. **Questions**: Questions should be directed to the Board through the meeting chair. If an answer cannot be provided during the meeting, management or the Board will follow up afterward when appropriate.

9. **Voting**: Only eligible members in good standing, or their authorized proxy, may vote on Association matters in accordance with the governing documents.
10. **Electronic Devices**: Please silence cell phones and other electronic devices before the meeting begins.
11. **Recording**: Audio or video recording of the meeting is prohibited unless expressly authorized by the Board prior to the meeting.
12. **Removal for Disruption**: The meeting chair reserves the right to ask any individual whose conduct disrupts the orderly business of the meeting to leave so the meeting may continue.

Thank you for your cooperation and for helping us conduct a productive Annual Meeting.