

March 3, 2020

Present: Leanne Allen, Ruth Zimmerman, Gail Sickling, Brandon Nunley, Josh Keller.

The meeting was called to order at 7:04 by Brandon held at Ruth's house (alternate location due to the renovation work in progress in the clubhouse.)

The February minutes were approved as written.

President:

Brandon outlined several resident concerns he has received. He reported that letters have been sent by Jen (Architectural) to residents concerning lawn maintenance, exterior painting and cracked windows. There will be follow-up in a few days. She continues to address the issue of the storage units in a driveway with the homeowner. Brandon mentioned contacting the City of Smyrna, who recommended a \$1,000 fine for failure to remove these structures, which are also against City ordinances.

The City of Smyrna has agreed to place an electronic "slow down" sign for North Cooper Lake Road. Brandon reported that there had been an accident at entrance of the subdivision.

Vice President:

Josh has purchased the "deer" cameras and should be installed this week.

Treasurer:

Ruth reported that all 2020 dues have been collected with the exception of two homes. Letters have been sent to these homeowners. If there is no further response from these homeowners, the Board will move forward on placing liens on the properties.

Ruth reported that there is \$58,862.31 in the Operating account; \$11,895.16 in the Community development fund; and \$39,646.72 in the Reserve fund. (per attached handout). There has been one clubhouse rental in the past month. Expenses incurred to date from the clubhouse bathroom renovation total \$5,721.23 (\$12,400 budgeted.)

In regard to the HOA Community insurance policy, Ruth suggested that we increase the values to reflect a replacement value for the clubhouse at \$350,000, and a tennis court value to \$100,000, which includes the fence and wall. This motion was approved unanimously.

The annual registration for the HOA has been filed. The fee was only \$30; (contrary to previous thought of \$70.)

Ruth will file the HOA taxes. She is concerned that she cannot find documentation that taxes for the previous few years had been filed. The IRS has sent a bill for unpaid taxes. She noted that new homeowners initiation fees are considered income.

Social:

In Steve's absence, Leanne reported that the End of School Party will start at 1:00 on May 20th. There haven't been any volunteers for the March Happy Hour so Steve has agreed to host.

(NOTE: these events were discussed prior to the need for “social distancing.” The Happy Hour therefore has been cancelled for March. In regard to the pool party, we are still unsure the status of the school calendar.)

Grounds:

Leanne reported that the bathrooms will be finished by Thursday of this week; she would like to acknowledge a thank you to Rob Williamson and Dave Hanlan for their help.

Tomorrow (March 4th) the tennis court will be pressure washed and the net crank will be fixed.

In regard to the lake maintenance, Aquascapes reported that with rain, there is excessive amounts of trash washing into the lake. They recommended cleaning the emergency spillway for a cost of \$675, They could also clean away the logs, sticks, trash and clean up the emergency structure for a cost of \$1,700. It was approved to spend \$675 for the clean-up of the spillway. Aquascapes also quoted \$1,000 to update the rickrack to comply with new codes. It was also noted that there is a crack in culvert.

Pool company is starting to de-winterize and have reported that we need a new seal plate (\$100) and a new pump (\$850.) It was approved to replace these items.

The next meeting will not be on the first Tuesday of month due to Cobb County Spring Break. It is scheduled for the following Tuesday, April 14th.

The meeting was adjourned 8:16 pm.