

ALHOA Board of Directors Monthly Meeting
February 11, 2020

Present: Brandon Nunley, Ruth Zimmerman, Gail Sickling, Jen Hanlan, Leanne Allen, Steve Stoichev, Josh Keller.

Meeting was called to order at 7:19 pm. The January minutes were approved without edits.

President:

Brandon addressed the following complaints he has received from neighbors:

- Dog Waste - Josh will get “deer cam” cameras which will be posted at the clubhouse and lake area; The Board approved to charge a \$100 fine for violations.
- There was a complaint regarding the Home for Sale sign: this sign has been at the entrance for many years. There was a suggestion that we also install a “no soliciting sign.”
- A resident is very adamant about making sure the Crepe Myrtles at the common areas are not pruned. It was noted that the trees are extremely large and could benefit from a light pruning so the Board decided to let landscaping company decide on what kind of pruning would be appropriate.
- A resident brought to our attention that cars North Cooper Lake exceed the posted speed limit and as a result, have incurred damage to their vehicles. It was suggested that we request a Temporary Speed sign from the City of Smyrna.

It was confirmed that the policy for clubhouse rentals are not to be extended to non-residents. The resident has to be in attendance at any event when reserving the clubhouse.

Treasurer :

Ruth updated the status of the collection of ALHOA dues. She has negotiated payment plans for several residents. There are only 3 houses that are still unpaid.

Ruth reviewed the monthly financial handout:

Large expenses were for the pine straw for neighborhood and the deposit on the bathroom remodel.

There was a question regarding the registration of HOA. It was agreed to pay these fees for 3 years totaling \$450.

She is preparing to file taxes; it is her understanding that this was overlooked in previous years. Financial Report is attached.

Grounds and Maintenance:

Leanne reported that the HVAC system was serviced on Jan 17th as part of the biannual service package.

Pine straw was delivered on Jan 18th; Mulch was installed at the lake pathway.

The landscape drainage work will be installed this month.

The tennis court will be cleaned at the end of February.

Bathroom renovation has begun. Floor tile has been installed and will be followed by fresh paint, trim, and new vanities.

The pool opening target date is sometime in April, as soon as the County Health officials can

inspect it.

Social: Steve reviewed his ideas for events. He hopes to have painting party (end of February); Happy Hour (March- host to be determined); Easter party (April) ; Fishing rodeo April 25th; a wine tasting (May); Last Day of School pool party; Happy Hour May 16th (date to be confirmed with host); Adult Pool party June 20th.

Architectural:

Jen reported that the Storage units that are in violation of both the covenants and the architectural approval form remain in offending resident's driveway. The Board voted to fine the resident \$100/month if not moved.

At Gail's request, Jen and Brandon will send a kind reminder to all homeowners that garbage units should not be visible from the street.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Gail Sickling