

HIGHLAND POINTE RECREATION ASSOCIATION, INC.

Board of Directors and Budget Meeting

Minutes

Monday, April 11, 2011

Board Members in Attendance: Mr. Bob Kimball, President; Mr. Dan Raby, Clubhouse; Mr. Steve Laufersweiler, Grounds; Ms. Judy Taylor, Tennis; Mr. Matt Tock, Pool; Mr. Steve Fincher, Social; Ms. Rhonda Hester, Administrator; and Ms. Mary Ciesielski, Administrative Assistant.

Guests in Attendance: Mr. Richard Erickson and Mr. John Allen

The meeting was called to order at 6:35 pm.

Guest Presentation:

Mr. Erickson addressed the Board's enforcement of the covenants, specifically ones that fall under Architectural Control, and maintenance of residents properties. He noted the boats and trailers permanently parked in driveways, the lawns that are not being cut or landscaped and the general disrepair of some homes, especially at the top of the mountain. Mr. Kimball discussed the procedures the Board uses in issuing warning and violation letters, and noted that most residents do respond. There are, however, a handful that completely ignore all requests by the Board to resolve the issues at hand. Mr. Kimball also pointed out that the County is very receptive to resident violations, and that the ACC committee has worked with them to resolve some issues in Highland Pointe. The Board thanked Mr. Erickson for his concern, and encouraged him to gain more support of his surrounding neighbors to help address these issues, and to bring them and their ideas to other board meetings or to join the HOA task force.

Mr. John Allen was invited to attend the Board meeting, as he is the President of the North Chestnut Grove subdivision, which just recently achieved making 122 out of 130 homes mandatory Recreation members. The Board discussed with him the methods they used, and the legal help that was needed to achieve this membership number. Mr. Allen said that a committee went door to door informing neighbors that it was vital to their property values that they continue to maintain their recreation facilities and surrounding common properties. They achieved the needed 75% from each phase to go permanent. They also created an initiation fee for joining that would be waived if the resident signed up to make their property permanent that year.

The Board also discussed the ACC issues that had been brought up by the previous guest. North Chestnut Grove Board put a limit on the number of rentals allowed in the neighborhood. In that stipulation, the Board can grant a one year waiver for hardship cases.

Approval of Minutes

Mr. Laufersweiler made a motion to approve the minutes of March 7, 2011 Board Meeting. Mr. Raby seconded the motion and it passed unanimously.

Monthly Budget Update

The income received and the expenses incurred during March, 2011 were presented. A brief synopsis follows.

	Budget FY 10-11	Actual (as of 3/31/11)
HPRA Income	\$98,000.00	\$96,452.00
HPHOA Income	73,215.00	72,036.00
Other Income	<u>1,800.00</u>	<u>1009.81</u>
Total Income	\$173,015.00	\$169,497.81
HPRA Expenses	\$97,150.00	\$111,236.31

HPHOA Expenses	66,100.00	62,507.55
Other Expenses	<u>0.00</u>	<u>0.00</u>
Total Expenses	\$163,250.00	\$173,743.86
HPRA/HPHOA Net Income	<u>\$9,765.00</u>	<u>(\$4,246.05)</u>

The following shows the breakdown of expenses vs. budgets for the period ending March 31, 2011:

	Budget FY 10-11	Actual Expenses (as of 3/31/11)
<u>HPRA Expenses:</u>	\$97,150.00	\$111,236.31
Clubhouse	11,850.00	8,683.72
Tennis	3,500.00	32,910.08
Social	6,500.00	3,497.79
Pool	31,300.00	32,750.56
Operations	32,300.00	29,899.15
Grounds	11,700.00	3,495.01
<u>HPHOA Expenses:</u>	\$66,100.00	\$62,507.55

The report was accepted as information.

Discussion of Action Items

The following is a synopsis of the items discussed and the actions taken.

- The Board decided to hold an Annual meeting for all residents on Sunday, June 5th.
- Mr. Kimball drove through the neighborhood with the HOA task force to inspect properties for violations. The recipients of the four warning letters have not responded so Violation letters will be issued.
- There is a tree down along the path leading to the Grove from the Recreation area. Mr. Laufersweiler and Mr. Raby will take care of it this week.
- Trail Cleanup day is May 7th, from 8:30 – 11:30 am.
- Mr. Laufersweiler will fix lights at the Grove entrances.
- Mr. Tock will investigate securing a Coke machine for the downstairs of the clubhouse before the pool season opens. Mr. Kimball will check with a vending company about stocking machines.
- Mr. Tock worked on the spacers on the concrete pool deck. He noted that tree roots are coming up and pushing the spacers out of position. He fixed the sidewalk leading to the clubhouse downstairs entrance. Mr. Tock will keep his eye on the pool deck this summer and make further repairs as they arise.
- Mr. Kimball reported that Mr. Lee Berg is very involved in the zoning meetings for the property at North Mountain Road and Sandy Plains. He continues to report to the Board. There has been no action as of this date, but the developer is complying with all the Northeast Cobb Association requests.
- A builder has invested in the Wigley Road property that has already been cleared. The plan is for 80 homes to be built on this development.
- Ms. Taylor presented quotes for replacing the windscreens at the tennis courts. She made a motion to purchase new windscreens for the side of the court adjacent to the path, and a shorter windscreen along the front left hand side of the courts. Ms. Hester seconded the motion, and it passed. Mr. Raby did suggest the Board install a windscreen along the front right of the court to diminish the wind going through the court and toward the fence that is getting a new wind screen.
- Mr. Raby installed new door handles on the pump room doors.
- Mr. Raby, Ms. Gail Raby and Mr. Laufersweiler painted the downstairs hallway of the clubhouse.

- Mr. Fincher reported on the Spring Fling, which will be held the evening of April 30th. All Highland Pointe residents will be invited to attend. Mr. Fincher made a motion that we spend up to \$900 for a DJ, beer and wine for the party. Mr. Tock seconded the motion and it passed unanimously.
- Mr. Laufersweiler noted that the path to the Grove needs attention soon.

Having no further business to discuss, the meeting was adjourned at 8:17pm.

Next Board Meeting: Monday, May 2, 2011
6:30 p.m. - 8:00 p.m., Clubhouse