

HIGHLAND POINTE RECREATION ASSOCIATION, INC.  
Board of Directors and Budget Meeting  
Minutes

Monday, September 12, 2016

Board Members in Attendance: Mr. Paul Amoruso, President; Mr. Bob Kimball, Pool; Ms. Ginger Grcic, Tennis; Ms. Roberta McCunney, Membership; Ms. Liz Horner, Social; Ms. Fallon Hinz, ACC and Ms. Angie Bizot, Grounds.

Guest: Mr. Mark Mroz

Mr. Mroz is a new resident and owns Fancy Woodworks, a custom cabinet maker. He brought several cabinet samples and presented ideas for updating the cabinetry and replacing the stalls in all the clubhouse bathrooms. He is willing to donate some of the installation costs. He will present estimates in the future.

The meeting was called to order at 6:32 pm.

Approval of Minutes:

Mr. Kimball made a motion to approve the minutes of the August 8, 2016 Board Meeting. Ms. Grcic seconded the motion and it passed unanimously.

Monthly Budget Update:

Ms. Bowman emailed there are 233 Permanent HPRA members and 196 Permanent HOA members. There are 6 unpaid Permanent HOA members and 3 homes have active liens. There are 18 recreation members from the Lennar Properties.

	Budget FY 16-17	Actual (8/30/16)
HPRA Income	\$ 119,450.00	\$ 120,609.65
HPHOA Income	98,080.00	101,048.83
Other Income	4,900.00	5,395.92
Total Income	\$ 222,430.00	227,054.40
HPRA Expenses	\$ 104,915.00	\$ 57,013.83
HPHOA Expenses	83,787.50	41,252.09
Total Expenses	\$ 188,702.50	\$ 98,265.92
HPRA/HPHOA Net Income	\$ 33,727.50	\$ 128,788.48

The following shows the breakdown of HOA and HPRA expenses vs. budget for the period ending August 31, 2016.

	HOA		HPRA	
	Budget FY 16-17	Actual 8/30/16	Budget FY 16-17	Actual 8/30/16
	\$ 83,787.50	\$ 41,252.09	\$ 104,916.00	\$ 57,013.83
Clubhouse			16,520.00	2,642.99
Grounds	46,100.00	26,295.85		
Operations	37,687.50	14,956.24	26,271.00	14,734.62
Pool			45,024.00	31,035.15

Tennis	7,100.00	2,295.92
Social	10,000.00	6,305.15

The report was accepted as information only.

## Discussion of Action Items

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

- Mr. Amoruso reported that himself, Mr. Fincher, Ms. Grcic, Ms. McCunney and Ms. Roedersheimer attended the informational meeting with Jamie Lyons; Highland Pointe's attorney on retainer. Ms. Lyons answered many questions relating to membership issues and redoing the covenants.
- Mr. Amoruso stated the Annual Membership Meeting will be held Monday, October 17, 2016 at 7pm. Each board member should submit their planned talk to Mr. Amoruso at the next board meeting and provide him with anything that they want included in the PowerPoint presentation.
- Ms. McCunney is working on an incentive plan to convert Permanent HOA members to Permanent HPRA members.
- Ms. Horner stated the BBQ Cook-off was successful. \$700 was collected at the Labor Day Social for the bathroom fund. Ms. Roedersheimer will open a separate savings account to account for that money.
- Ms. Horner reported the next adult social is the Adult Trivia Night on November 12<sup>th</sup>.
- Ms. Horner asked for suggestions on having committees be responsible for the pool socials next year. As of date, no one has expressed an interest in social.
- Ms. Grcic reported the first week of ALTA was last week. Highland Pointe is trying to rebuild their Women's A team. Currently, there are 8 outside players on the team and 8 from inside the neighborhood. The tennis rules allow 6, but a special allowance was made in 2014 to allow this team 7 members. Discussion will continue next month.
- Ms. Grcic will remind the tennis captains that the tennis players should not be walking through the pool area to get to the restrooms, nor should they prop any of the clubhouse doors or pool gates open.
- Ms. Bizot reported the dam inspector has asked for an extension from the state to complete their inspection. No response has been received to date. The pine straw for the front entrance will be laid in November. The cost will be \$800. The staining of the 2 new bridges will take place this fall and that cost will be \$700. Ms. Bizot is getting quotes on staining the clubhouse deck this fall.
- Mr. Kimball reported that several residents have requested the pool remain open during Cobb County's Fall Break, the last week of November. The cost is \$300 per week. Mr. Kimball asked that Ms. Hinz ask on Facebook who would use it and is it worth the cost. Post Script: The response was overwhelming to keep the pool open through October 2, 2016. Mr. Kimball will contact Nautix.
- Ms. Horner made a motion beginning in the 2017-2018 fiscal year, the social chair have the right to have first right choice of using the clubhouse and pool on the Cobb County School District last day of school. Ms. Grcic seconded the motion and it passed unanimously.
- Ms. Allomong reported via email that Tom Haslach's company will begin work on the downstairs clubhouse tiles on Wednesday, Sept. 14<sup>th</sup>.
- Ms. Hinz suggested that the rules for campaign signs be posted on all Facebook pages and an Eblast be sent.
- Ms. Bizot suggested someone be brought out to look at the sinkhole in the recreation entrance drive. It appears to be getting larger.
- Mr. Kimball received an email from Nautix after the Board meeting concerning the status of the pump room renovation. Mr. Kimball and Mr. Amoruso met with Nautix and walked

through the pump room to see the areas that need addressed. Mr. Kimball made a motion via email on September 19, 2016 to increase our loan with SunTrust Bank by \$30,000 to rebuild the filtration system for \$22,800, replace two pumps for \$6000 and electrical work for \$2400. The \$1200 overage will come from the pool maintenance budget. This will take the loan balance to \$55,000 over 5 years. Ms. Allomong seconded the motion, an email vote was taken and the motion passed with 8 voting yes and 2 not responding.

With no further business to discuss, the meeting was adjourned at 8:35 pm.

Next Board Meeting:

Monday, October 10, 2016

6:30 pm – 8:30 pm, Clubhouse