

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

Monday, October 12, 2015

Board Members in Attendance: Ms. Paula Robin, President; Mr. Paul Amoruso, Treasurer; Mr. Dan Raby, Tennis; Mr. Bob Kimball, Pool; Mr. Steve Fincher, Vice President; Ms. Liz Horner, Social; Ms. Angie Bizot; Clubhouse, Ms. Melanie Smith, Membership and Beth Roedersheimer, Administrative Assistant.

The meeting was called to order at 6:29 pm.

Guests: David Fortanbary

Approval of Minutes:

Ms. Bizot made a motion to approve the minutes of the September 14, 2015 Board Meeting. Ms. Smith seconded the motion and it passed unanimously.

Monthly Budget Update:

Mr. Amoruso reported there are 5 unpaid Permanent HOA dues.

	Budget FY 15-16	Actual (9/30/15)
HPRA Income	\$ 113,350.00	\$ 113,457.48
HPHOA Income	96,500.00	97,701.00
Other Income	150.00	4,046.08
Total Income	\$ 210,000.00	\$ 215,204.56
HPRA Expenses	\$ 116,974.50	\$ 83,268.37
HPHOA Expenses	84,572.00	32,403.36
Total Expenses	\$ 201,546.50	\$ 115,671.73
HPRA/HPHOA Net Income	\$ 8,453.50	\$ 99,532.83

The following shows the breakdown of HOA and HPRA expenses vs. budget for the period ending August 31, 2015.

	HOA		HPRA	
	Budget FY 15-16	Actual 9/30/15	Budget FY 15-16	Actual 9/30/15
	\$ 84,572.00	\$ 32,403.36	\$ 116,974.50	\$ 83,268.37
Clubhouse	7,215.00	3,152.55	9,180.00	3,532.20
Grounds	12,250.00	4,700.46		
Operations	65,107.00	24,550.00	31,632.50	19,381.11
Pool			45,462.00	32,999.31
Tennis			21,700.00	21,992.93
Social			9,000.00	5,362.82

The report was accepted as information only.

Discussion of Action Items

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

- Ms. Bizot reported that she is meeting with the Arborist on Tuesday concerning the health of the pecan trees at the front of The Grove. She has received a quote of \$2000 to do the tree trimming and additional plantings at the Grove entrance. Ms. Bizot also stated that the trimming, planting and cleaning the front wall will happen during the winter months to protect the existing shrubs. She is working with Lynscapes to update the seasonal plantings and move around the natural planting areas. Lynscapes is recommending replacing pine straw twice a year to keep the areas looking nice year round. The trees that are dying and hanging over the fence at the Wigley entrance belong to the homeowners and ultimately their responsibility to remove them. Ms. Bizot and the Board will be speaking to them in the future months.
- Ms. Smith received a quote between \$685-\$900 to replace the missing bricks and repair the mortar at the front entrance. Pressure washing the front entrance wall will cost \$400-\$500. The H on the front entrance sign has been donated by a resident and replaced. Ms. Smith made a motion to spend up to \$1550 to do the masonry work and pressure wash the front entrance wall. Ms. Bizot seconded the motion and the motion passed.
- Ms. Smith received quotes of \$150-\$200 to pressure wash the Grove entrance and \$2100 to replace the caps. To paint the Grove entrance sign will cost \$400-\$500.
- Ms. Bizot obtained a \$15,000 quote to install hardwood flooring in the upstairs clubhouse. The quotes for replacing the mat flooring in the exercise room came in between \$1754-\$3500. Ms. Bizot made a motion to spend up to \$2000 to replace the flooring in the exercise room. The quote includes moving the equipment. Mr. Raby seconded the motion and it passed.
- Ms. Bizot met with Outback Decks to get a quote to install under decking under the deck. They would only be able to install it under the straight areas of the deck. It would have been easier and cheaper if it had been completed when they built the deck. The cost would be \$9000-\$11,000.
- Ms. Hinz made a motion to spend no more than \$11,000 to install flagstone stairs to the gazebo, install rocks to control erosion and spread gravel along the walkway. Ms. Bizot seconded the motion and the motion passed.
- Mr. Kimball reported the back pool gate was repaired again and the pool gates have been padlocked. He advised 3 pool lights need to be replaced at \$500 each. Mr. Kimball made a motion to replace the outdated pool lights for \$1500. Ms. Horner seconded the motion and it passed. The work will be done in March when the pool cover is removed.
- Mr. Kimball would like to order 7 pool chairs, 4 lounge chairs and 6 dining chairs. Mr. Kimball made a motion to purchase the pool furniture for \$1637.20. Ms. Horner seconded the motion and the motion passed.
- Ms. Horner reported Marietta Pizza is again donation pizzas for the Halloween Party. Social will provide the drinks.
- Mr. Raby reported he installed the AED in the tennis pavilion. AED training will be Thursday, November 5th at 6:30pm. He stated there are a new B-1 Women's Tennis team and a new Mixed doubles C-4 team.
- Ms. Roedersheimer reported there are still 5 outstanding Permanent HOA dues. She asked permission from the board to file liens against these 5 homeowners. Ms. Smith made a motion to file all 5 liens. Mr. Amoruso seconded the motion and it passed.
- Ms. Roedersheimer stated the collection attorney is suggesting they file lawsuits for collection of the 4 previously filed liens. It was suggested we reach out to the homeowner's to see if they would become current and save both parties the expense of a court case.

- Mr. Kimball reported the trail work day is scheduled for Sunday, October 25th at 11am. An eblast will be sent the week of the trail day.
- Ms. Hinz reported she received an ACC request to remove trees and underbrush along the resident's property on the south lake. Mr. Haslach stated that no trees larger than 4 inches in diameter will be removed. The request was approved. She also stated she received a complaint from a resident concerning some of the unkept properties on Highborne Drive. Ms. Hinz is in the process of driving around the neighborhood to compile a list of properties that have unkept yards and homes.

With no further business to discuss, the meeting was adjourned at 8:39 pm.

Next Board Meeting:

Monday, November 9, 2015

6:30 pm – 8:30 pm, Clubhouse