

HIGHLAND POINTE RECREATION ASSOCIATION, INC.

Board of Directors and Budget Meeting

Minutes

Monday, July 13, 2009

Board Members in Attendance: Mr. Jim Newton, President; Ms. Susan Paraska, ACC; Mr. Dan Raby, Treasurer; Mr. Bob Kimball, Pool; Mr. Steve Laufersweiler, Clubhouse; Ms. Rhonda Hester, Administrator; Mr. Erick Mikkelsen, Grounds; Ms. Diana Conrad, Social; and Ms. Mary Ciesielski, Administrative Assistant.

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

Approval of Minutes

Mr. Kimball made a motion to approve the minutes of the June 8, 2009 Board Meeting. Mr. Raby seconded the motion and it passed unanimously.

Monthly Budget Update

- Mr. Raby presented the income received and the expenses incurred during June, 2009. A brief synopsis follows.

	Budget FY 09-10	Actual (as of 6/30/09)
HPRA Income	\$111,687.00	\$87,630.00
HPHOA Income	68,528.00	56,792.00
Other Income	<u>2,500.00</u>	<u>284.95</u>
Total Income	\$182,715.00	\$144,706.95
HPRA Expenses	\$111,639.00	\$39,319.87
HPHOA Expenses	57,364.00	13,566.68
Other Expenses	<u>0.00</u>	<u>0.00</u>
Total Expenses	\$169,003.00	\$52,886.55
HPRA/HPHOA Net Income	<u>\$13,712.00</u>	<u>\$91,820.40</u>

The following shows the breakdown of expenses vs. budgets for the period ending June 30, 2009:

	Budget FY 09-10	Actual Expenses (as of 6/30/09)
<u>HPRA Expenses:</u>	\$111,639.00	\$39,319.87
Clubhouse	12,725.00	2,619.92
Tennis	4,800.00	50.35
Social	8,500.00	894.78
Pool	32,200.00	24,227.85
Operations	38,200.00	11,404.32
Grounds	15,214.00	122.65
<u>HPHOA Expenses:</u>	\$57,364.00	\$13,566.68

The report was accepted as information.

Mr. Raby presented membership numbers as of July 13, 2009: 227 HPRA members, 409 HOA members. There are 25 permanent supporters that have not yet paid the mandatory dues. The number of HPRA members is down from last year's total of 244 members.

Discussion of Action Items

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

- Ms. Hester will continue to research uniform replacement mailboxes for the neighborhood.
- Ms. Paraska will provide Ms. Ciesielski with a list of ACC violations and warnings that have gone out to residents to be published in the August Pipeline. There will be no names or addresses listed in this issue.
- Mr. Mikkelson made a motion that starting with the October/November issue, ACC warnings without addresses and ACC violations with addresses will be posted in the Pipeline. Steve Laufersweiler seconded the motion, and it passed unanimously.
- Ms. Paraska just received an ACC request for the residents at 4206 North Mountain Road to install a fountain, pond and walkway in their backyard. All the paperwork has been submitted including neighbor signatures and contractor plans/drawings. Ms. Paraska will complete a review of the request and then request an email vote from the Board to approve or disapprove this request. The property owners will be notified by phone (and letter) as soon as the vote is completed.
- Ms. Paraska presented action taken in regard to an ACC complaint regarding a lawn that was not being mowed regularly and was full of weeds. Ms. Paraska visited the homeowner, and found that the weeds had been treated and the lawn was not as long as reported. The property owner discussed their plans to obtain an ACC request in order to landscape their yard, and that they had contracted a lawn service to maintain their property. Ms. Paraska felt that no further action will be required.
- Ms. Paraska noted that the landscaping at the entrance of the Grove is a collection of randomly placed plants and it would be preferable for the landscaping contractor to provide a design that is laid out uniformly and is maintainable. Mr. Mikkelson will talk to Lynscapes about a possible sprucing up of the entranceway, and obtain a quote for such a project.
- Mr. Kimball and Mr. Laufersweiler reported that they fixed the swings on the playground.
- Mr. Newton questioned the timing of the outdoor lighting at the front entranceway as it appears that the lights are on during daylight hours. Mr. Mikkelson said he would look into it.
- Mr. Laufersweiler noted that the black top path behind the tennis courts and through the front of the neighborhood is beginning to erode and crumble away. He suggested spreading gravel along the sides to help the situation. The Board decided to hold a Fall work day to address this project when the weather is cooler.
- Mr. Kimball suggested creating a larger lattice fenced in area at the pool for hoses and small equipment so that the pool deck looks neater.
- Mr. Newton has received two separate requests from people who do not live in Highland Pointe to join the Recreation Association. The Board discussed possibly opening our membership to people who are not HPRA property owners on a case-by-case basis. The membership would have to be approved by the Board, and would be priced at a rate different than that paid by Highland Pointe property owners. It was suggested that the Board stipulate the total number of outside members not exceed a certain percentage of the total membership. The Board decided to keep this as an "open discussion" item, and would welcome comments from the current membership. Ms. Ciesielski will put an article in the Pipeline soliciting input on this subject from the Highland Pointe residents. Comments should be sent to board@highlandpointe.org so that all Board members would receive them.
- Ms. Conrad noted that a number of residents would like to purchase a tennis ball machine for the neighborhood, using their personal money. Mr. Tom Conrad said he will help in the purchase of the machine and help house it. In discussing where such a machine could be stored, Mr. Newton suggested we

come up with a small storage area for the rollers and other tennis court supplies. Mr. Mikkelson suggested using the area under the pavilion.

- Mr. Laufersweiler reported that the window to the door of the Sauna has been broken out completely. Several people witnessed a teenager at the July 4th party whose hand was bleeding, and broken glass with blood on it was found in a cooler at the pool that evening. The Board is asking residents for information that might lead to identifying the responsible person(s) in order to recover the costs associated with replacing this window. Ms. Ciesielski will use the August Pipeline to ask that any information regarding this incident be sent to the Highland Pointe office.
- The Stairmaster in the weight room is broken. Mr. Laufersweiler recommended replacing this equipment once the final budget is in place.
- Two of the wrought iron chairs from the pavilion are missing. This will also be reported in the Pipeline in hopes that they will be returned or that we might be able to recover them.
- Ms. Conrad reported that there was a good turnout for the July 4th pool party. She is coordinating the Labor Day festivities and will have a flyer ready for the August/September pipeline.
- Highland Pointe is going to host a UGA season kick off party at the Clubhouse on Saturday, September 6th.
- The Board identified three Board positions that will be available this Fall, as current members' terms will end at the end of November 2009. Ms. Ciesielski will report the positions in the August/September pipeline.
- A discussion was held on maintaining the property adjacent to the North Dam. Mr. Raby noted that HPRA paid to have the property mowed in June even though HPRA, Inc. does not own the property. Mr. Mikkelson made a motion to cut the grass in this area until the end of November 2009. Mr. Kimball seconded the motion. The motion did not pass, and HPRA will not continue to mow this area.
- Having no further business to discuss, the meeting was adjourned at 7:55.

Next Board Meeting: Monday, August 3, 2009
6:30 p.m. - 8:00 p.m.
Clubhouse