

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

Monday, October 9, 2013

Board Members in Attendance: Mr. Tom Haslach, President; Mr. Steve Fincher, Ground; Ms. Paula Robin, Clubhouse; Ms. Judy Taylor, Tennis; Mr. Matt Tock, Pool; Mr. Micah Levin, Social; Mr. Paul Amoruso, Treasurer; Ms. Sandy Carpenter, ACC; Ms. Melanie Smith, Administrator and Ms. Beth Roedersheimer, Administrative Assistant.

The meeting was called to order at 6:39 pm.

Guests:

Jennifer Crockett

Guest Presentation:

Ms. Crockett expressed her concern about the cost of renting the clubhouse during the day. She stated that she pays HPRA dues and thinks this is an added cost or penalty for those paying HPRA. She suggested having a pro-rated rental rate for residents paying HPRA. The rental rate was increased in January 2013 from \$45 to \$75.

Approval of Minutes:

The minutes were discussed. Mr. Haslach said that he did state the gazebo was on the repair list. Ms. Robin had some concerns to the minutes not reflecting the Board's decision not to pursue removing Highland Pointe as Operator of the North Lake dam. Members of the Board said they could not make decisions for future boards, but did agree to continue maintaining the dam. The question of what is different between Owner and Operator remains. Ms. Taylor made a motion to approve the minutes, as amended, of the September 3, 2013 Board Meeting. Mr. Levin seconded the motion and it passed unanimously.

Monthly Budget Update:

The monthly financials were printed for review. Mr. Amoruso reported that Highland Pointe is on budget. There are currently 439 HOA members and 223 HPRA members. There are 4 delinquent. There are 59 homes that pay nothing toward the upkeep of Highland Pointe.

	<u>Budget FY 13-14</u>	<u>Actual (9/30/13)</u>
HPRA Income	\$ 88,400.00	\$ 91,128.04
HPHOA Income	82,600.00	82,591.40
Other Income	200.00	36.27
Total Income	<u>\$ 171,200.00</u>	<u>\$ 173,755.71</u>
HPRA Expenses	\$ 91,145.00	\$ 45,409.80
HPHOA Expenses	80,024.00	66,441.53
Total Expenses	<u>\$ 171,169.00</u>	<u>\$ 111,851.33</u>
HPRA/HPHOA Net Income	<u>\$ 31.00</u>	<u>\$ 61,904.38</u>

The following shows the breakdown of HPRA expenses vs. budget for the period ending September 30, 2013

	<b>HOA</b>		<b>HPRA</b>	
	Budget FY 13-14	Actual 9/30/13	Budget 13-14	Actual 9/30/13
	\$ 80,024.00	\$ 66,441.53	\$ 91,145.00	\$ 45,409.80
Clubhouse	3,749.00	2,500.67	14,240.00	2,562.41
Grounds	3,500.00	15,332.07		
Operations	72,775.00	46,608.79	29,605.00	10,080.48
Pool			36,300.00	28,741.99
Tennis			5,000.00	1,197.98
Social			6,000.00	2,826.94

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. Haslach reported that the President, ACC, Clubhouse, Tennis and Treasurer terms were up. Ms. Taylor and Mr. Haslach have stated they will not stay for another term. The other members will tell him if they are staying before the annual meeting.
- Mr. Haslach and the Board discussed adding two additional board members if enough residents volunteer to fill all the positions. It was agreed to change the position of Administrator to Membership. One of the new positions would be Vice-President with the remaining position to be determined.
- Ms. Smith, who is spear heading the upcoming membership drive, would like to work toward Mandatory Recreation Membership for all residents. She is discussing incentives for members that become mandatory. The neighborhood is aging and if Highland Pointe wants to remain a great neighborhood, there needs to be several improvements and repairs, which take capital. She will make a presentation at the annual meeting.
- Ms. Carpenter reported that she has received complaints about people selling items in their driveways and play houses in the front yard. She will contact the homeowners about being in violation of the covenants.
- Mr. Fincher is waiting on the final estimate to repair the sink hole. He reported he is waiting on the Cobb DOT to make a final determination and payment regarding the power lines that were cut under Wigley Road during the road expansion. Lynscapes has ordered the flowers for the fall

Having no further business to discuss, the meeting was adjourned at 10:18 pm.

#### Next Board Meeting:

Tuesday, November 12, 2013

7:00 p.m. – 9:00 p.m., Clubhouse