

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

Monday, March 10, 2014

Board Members in Attendance: Ms. Paula Robin, President; Ms. Sandy Carpenter, Vice-President; Mr. Paul Amoruso, Treasurer; Ms. Melanie Smith, Membership; Mr. Steve Fincher, Ground; Ms. Angie Bizot, Clubhouse; Mr. Matt Tock, Pool; Mr. Dave Gunnells, Tennis; Mr. Micah Levin, Social; Vivian Pacifico, ACC and Ms. Beth Roedersheimer, Administrative Assistant.

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

Guests:
Cornell Iacomi

Guest Presentation:

Mr. Iacomi purchased the vacant lot located at 4293 Highborne Drive and presented the architectural drawings of the home he will be building for approval. He answered questions from the board and will provide an additional request for a fence when the home is completed.

Approval of Minutes:

Mr. Gunnells made a motion to approve the minutes of the February 10, 2014 Board Meeting. Mr. Amoruso seconded the motion and it passed unanimously.

Monthly Budget Update:

Mr. Amoruso presented the budget and reported there is a \$19,000 balance for the current fiscal year. After the anticipated bills are paid for the remainder of the fiscal year, there should be around \$6000 left to be used toward the deck construction. 15% of the deck costs should be paid from the current year with 30% being paid from the 2014-2015 budget and the balance will be paid from reserves.

	<u>Budget FY 13-14</u>	<u>Actual (2/28/14)</u>
HPRA Income	\$ 88,400.00	\$ 93,382.08
HPHOA Income	82,600.00	89,255.90
Other Income	200.00	73.04
Total Income	<u>\$ 171,200.00</u>	<u>\$ 182,711.02</u>
HPRA Expenses	\$ 91,145.00	\$ 71,017.97
HPHOA Expenses	80,024.00	92,065.41
Total Expenses	<u>\$ 171,169.00</u>	<u>\$ 163,083.38</u>
HPRA/HPHOA Net Income	<u>\$ 31.00</u>	<u>\$ 19,627.64</u>

The following shows the breakdown of HPRA expenses vs. budget for the period ending February 28, 2014.

	HOA		HPRA	
	Budget FY 13-14	Actual 1/31/14	Budget 13-14	Actual 2/28/14
	\$ 80,024.00	\$ 92,065.41	\$ 91,145.00	\$ 71,017.97
Clubhouse	3,749.00	9,741.58	14,240.00	9,872.30
Grounds	3,500.00	16,926.23		
Operations	72,775.00	65,397.60	29,605.00	23,606.28
Pool			36,300.00	30,901.99
Tennis			5,000.00	1,920.34
Social			6,000.00	4,717.06

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 questioned if Highland Pointe should do an assessment or obtain a loan to pay for the fall pool repairs. Mr. Gunnells stated that he would be in favor of obtaining a loan.
- Ms. Roedersheimer reported that she spoke to SunTrust about obtaining a credit card for Highland Pointe's use. It was decided that 2 cards would be issued with the credit limit divided between both cards. Ms. Smith made a motion to approve Highland Pointe opening SunTrust credit cards. Ms. Bizot seconded the motion. Motion passed.
- Mr. Gunnells reported that the leaning posts in the back of the tennis courts need replaced. He will obtain quotes. He also stated that he has a preliminary quote to resurface the tennis courts for \$16,250. He is hoping that this can be put off till spring 2015, but that will depend on the weather. Mr. Gunnells will order 1 fan for the tennis pavilion.
- Ms. Bizot reported the recumbent bike and elliptical are broken. She is in the process of getting a repairman to look at both pieces of equipment. She also suggested allotting a dollar amount to upgrade the clubhouse furnishings and changing the carpet to hardwood or tile. Given the current amount of repairs that are being done or need to be in the near future, the request was tabled unless a resident or group of residents were willing to pay for the improvements.
- Ms. Smith reported the next membership planning meeting is Thursday, March 13th at 6:30. She will tie a green ribbon around each home's mailbox when they sign the papers to become Permanent Recreation. She has scheduled 2 town hall meetings to discuss the membership drive; March 30th and April 17th.
- Ms. Roedersheimer asked that the HOA dues be reduced to \$205 from \$205.50 that was voted on in February. Ms. Bizot made the motion to change the HOA dues from \$205.50 to \$205. Ms. Smith seconded the motion and it passed.
- Mr. Levin made a motion to accept the house plans for Mr. Iacomi at 4293 Highborne Dr. Mr. Fincher seconded the motion and it passed.
- Ms. Pacifico presented an ACC request to install a fence at 4283 Highborne Drive to install a 6 foot fence and a brick mailbox. The board questioned the height of the fence and Ms. Pacifico will talk to the homeowners to see why they need a 6 foot privacy fence.
- Ms. Pacifico stated she would still like to work with residents on the neighborhood mailboxes. She will design the flyer and work up the pricing and pass it out to the

neighborhood. She is also requesting new signage boards at all the entrances. She will get quotes.

- Mr. Tock stated that there would be no SAYOR (Swim at your own risk) until school is out. There were several issues of underage drinking during SAYOR the past 2 years. Last year police had to be called to the pool on several occasions.
- Mr. Fincher stated that pine straw will need to be ordered in the next month. Last year the rate was \$5.25 per bale. He will look for a less expensive option. Mr. Amoruso made a motion to authorize Mr. Fincher to order pine straw and not to exceed \$4000. Ms. Carpenter seconded the motion. Motion passed.
- Ms. Levin suggested the Spring Fling be moved from the last Saturday in April to May 17th due to the deck project. The Spring Fling is open to all Highland Pointe residents.
- Ms. Carpenter spoke with Cobb County on resurfacing the roads in Highland Pointe. No calendar has been set. She reported that the traffic study for the intersection of Mountain Road and Sandy Plains (back entrance) will be done in April

Having no further business to discuss, the meeting was adjourned at 8:27 pm.

Next Board Meeting:

Monday, April 14, 2014

6:30 p.m. – 8:30 p.m., Clubhouse