

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

Monday, December 14, 2009

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

Guests in Attendance: New Board members: Dave Gunnels and Jason Salmon

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

Approval of Minutes

Ms. Hester made a motion to approve the minutes of the November 2, 2009 Board Meeting. Mr. Mikkelson seconded the motion and it passed unanimously.

Monthly Budget Update

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

	Budget FY 09-10	Actual (as of 10/31/09)
HPRA Income	\$111,687.00	\$102,647.00
HPHOA Income	68,528.00	66,680.00
Other Income	<u>2,500.00</u>	<u>1,069.05</u>
Total Income	\$182,715.00	\$170,396.05
HPRA Expenses	\$111,639.00	\$73,966.57
HPHOA Expenses	57,364.00	34,701.96
Other Expenses	<u>0.00</u>	<u>0.00</u>
Total Expenses	\$169,003.00	\$108,668.53
HPRA/HPHOA Net Income	<u>\$13,712.00</u>	<u>\$61,727.52</u>

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

	Budget FY 09-10	Actual Expenses (as of 11/30/09)
<u>HPRA Expenses:</u>	\$111,639.00	\$73,966.57
Clubhouse	12,725.00	8,517.33
Tennis	4,800.00	2,020.74
Social	8,500.00	3,298.21
Pool	32,200.00	27,947.44
Operations	38,200.00	24,836.08
Grounds	15,214.00	7,346.77
<u>HPHOA Expenses:</u>	\$57,364.00	\$34,701.96

The report was accepted as information.

Mr. Raby reported that the association is \$10-11,000 under budget, which has been consistent throughout the year. He also reported that as of November 30, 2009, \$700 in personal donations has been collected for the new Playground.

Discussion of Action Items

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

- Ms. Paraska presented a book outlining all ACC action items from the past 2 years, as well as the Covenants for each phase of Highland Pointe, to be passed down to the next ACC chairperson.
- Ms. Paraska noted that she drove by the 8 properties that remain out of compliance to see if any updates were made. As of this date, no actions have been taken by the homeowners.
- Ms. Paraska reported on ACC requests that will be coming to the Board: one to enclose a patio under the homeowner's deck, and one to put a layer of asphalt to seal up a driveway. Mr. Newton thanked Ms. Paraska for all the time and effort she has donated to Highland Pointe over the past two years in her Board position.
- Mr. Mikkelsen reported that the new playground equipment will be delivered the week after Christmas. It will be stored until it is installed in February. Mr. Newton thanked Mr. Mikkelsen and Ms. Jenny Rucker for their work on this project.
- Mr. Mikkelsen reported that the parking lot repairs are done, and he thanked Mr. Raby for his efforts in this project.
- Mr. Mikkelsen reported that the Back Path Bridge rock caved in because the pipes are plugged with leaves. This needs to be cleaned up, possible in partnership with the Church on the adjoining property. We have received a quote from Mr. Dickman to clean out the drainage ditch and rebuild the block wall. Ms. Paraska suggested we call the Cobb County Erosion Control Department first, as the damage may be due to the flow of the water down the mountain to this point. Mr. Newton will call the County and report back to the Board.
- Mr. Mikkelsen also presented quotes from Mr. Dickman for the following projects: 1) Installing a French drain system in the field area; 2) Extending a drain pipe from the bench/playground area and 3) Repairing the slope along the lake where it is eroding.
- Mr. Mikkelsen suggested we address the Playground drainage issue before the new Playground equipment is installed, which is scheduled for February 2010. Mr. Newton made a motion to pay Mr. Dickman \$2720.00 to fix the Playground drainage. Mr. Mikkelsen seconded the motion and it passed.
- The Board discussed the erosion of the dam. Two options are available for repair, installing rip rock and filling, or building a wall. Ms. Paraska suggested getting a sketch done, and presenting it to lake homeowners for their opinions.
- The overflow of the lake during the September flood was discussed. It was pointed out that the Board dredged the lake three years ago, which helped the level of the lake to be lower than it would have been otherwise.
- Mr. Kimball reported that the luminaries around the lake will be on Sunday, December 20th, from 6-9 pm. He asked Ms. Ciesielski to put out a broadcast email to invite everyone down.
- Mr. Newton reported that the Gazebo on the path needs to be repaired. This was added to the action items for January 2010.
- Mr. Kimball reported that the pool cover will not be fixed, as it will be good for 2-3 more years.
- Mr. Kimball received the new pool schedule from the pool company. Since a new school calendar has been published since the quote was created, Mr. Kimball will probably reduce the week hours once school starts. He would like to get some feedback from school aged kids before reducing the hours in August.
- Mr. Kimball announced that Ms. Kelly Fincher has agreed to be the Swim Team Coordinator for 2010. He also reported that the swim team has \$500 to put towards new lane ropes for the pool.
- Mr. Laufersweiler reported that the lights in the exercise room have been repaired. He also noted that there is a new piece of equipment. After January 1st, Mr. Laufersweiler will look at getting a new treadmill.

- The steam room box needs to be replaced, but it is quite costly. Mr. Laufersweiler suggested putting this in the budget for 2010-11 capital expenditures.
- One resident called about taking a piece of equipment that was advertised in the Pipeline. Mr. Gunnels suggested putting the other equipment on Craig's List to see if we can dispose of it.
- Mr. Laufersweiler would like to purchase a flat screen tv for the exercise room if there is money left in the budget.
- Ms. Ciesielski reported that the glass top from the coffee table was broken, and the homeowner will replace. The Board suggested getting the price of glass, and then seeing if it would make more sense to replace the coffee table without a glass top, to prevent this from happening again.

The new Board positions for 2010 were decided upon, and are as follows:

President: Jim Newton

Treasurer: Dan Raby

Administrator: Rhonda Hester

Pool: Bob Kimball

Clubhouse: Dave Gunnels

Grounds: Steve Laufersweiler

ACC: Jason Salmon

Social: Diana Conrad

Tennis: Art Trevino

Having no further business to discuss, the meeting was adjourned at 7:50 pm.

Next Board Meeting: Monday, January 11, 2010
 6:30 p.m. - 8:00 p.m.
 Clubhouse