

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

Monday, September 3, 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. Melanie Smith, Administrator and Ms. Beth Roedersheimer, Administrative Assistant.

The meeting was called to order at 6:36 pm.

Guests:

Susan & Glenn Burns, Eliz & Steve Bachman, Liz Horner, Fallon Hinz, Dinah Howell, Jill & Chuck Furstenau, Marcie & Richard Evans, Larry Bulloch, Vivian Pacifico, Dave Robin, Angie Bizot, Andy Jones and John Spivey.

Guest Presentation:

Fallon Hinz expressed her concerns regarding the condition of the clubhouse. She recently rented the clubhouse and reported she found cabinets full of items left behind from previous renters and absent of certain essentials. She would like to see the furniture replaced or recovered. She volunteered to clean the kitchen area and label cabinets and drawers so you know where to return the items. She also suggested there be a committee to maintain the clubhouse in the future. She also stated the gazebo on North Slope Circle was an eyesore. It was discussed by the residents at the meeting whether it should be torn down due to lack of funds or the roof dismantled; leaving the floor and railings.

The majority of the guests were there to discuss the North Lake Dam issue. The Board will continue to maintain the dam as Operator. The dam itself is owned by a former resident with the lake ownership divided by the lake owners. Mr. Bachman presented a map that shows two-thirds of Highland Pointe's drainage flows into the North Lake. He is suggesting there be storm drainage and flood control measures taken. The North Lake owners are open to having access available in the cul-de-sac of East Forest Peak and the cul-de-sac of Forest Peak Landing. Mr. Bachman would like to see a committee created with one board member that signs on for the long term. He stated the problem is every time momentum is built toward a resolution, the board changes due to their service terms ending. Mr. Robin has had previous conversations with Cobb County to purchase Volume Water Storage from Highland Pointe and then Cobb County would repair the dam if and when it is needed. He will continue to negotiate with the county. Mr. Burns maintains that the dam needs to be mowed one additional time during the summer. He thanked Highland Pointe for mowing the dam. The residents would like the lake to be dredged and give the homes on the south end their lake front property back. Another option would be to build a pier and gazebo on the south end of the lake, but access would be the issue.

The guests departed at 8:30pm and Mr. Haslach thanked the many residents for taking the time to voice their concerns.

Approval of Minutes:

Ms. Robin made a motion to approve the minutes of the August 5, 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 435 HOA members and 223 HPRA members. There are 8 homes

that are delinquent. Mr. Amoruso and Ms. Roedersheimer are contacting the residents to see if they will pay their dues before the files are turned over to the attorney and the collection department.

	<u>Budget FY 13-14</u>	<u>Actual (8/30/13)</u>
HPRA Income	\$ 88,400.00	\$ 90,447.04
HPHOA Income	82,600.00	82,404.40
Other Income	200.00	29.38
Total Income	<u>\$ 171,200.00</u>	<u>\$ 172,880.82</u>
HPRA Expenses	\$ 91,145.00	\$ 60,979.65
HPHOA Expenses	80,024.00	46,871.63
Total Expenses	<u>\$ 171,169.00</u>	<u>\$ 107,851.28</u>
HPRA/HPHOA Net Income	<u>\$ 31.00</u>	<u>\$ 65,029.54</u>

The following shows the breakdown of HPRA expenses vs. budget for the period ending August 31, 2013

	HOA		HPRA	
	Budget FY 13-14	Actual 8/31/13	Budget 13-14	Actual 8/31/13
	\$ 80,024.00	\$ 60,979.65	\$ 91,145.00	\$ 42,695.42
Clubhouse	3,749.00	2,206.22	14,240.00	2,255.17
Grounds	3,500.00	15,332.07		
Operations	72,775.00	43,441.36	29,605.00	9,126.71
Pool			36,300.00	27,582.04
Tennis			5,000.00	1,197.98
Social			6,000.00	2,533.52

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. Taylor reported that the Thursday B-4 Women's team is having trouble fielding a team without going over the allowed 6 outside member player rule. Several on their team have taken jobs that require them to work on Thursday and there are a couple of health issues. After much discussion, the Board allowed a one-time exemption to the rule. They will be allowed to recruit one additional outside player for the fall 2013 season only. Ms. Roedersheimer will send out an e-blast asking if anyone would like to join this team.
- Mr. Haslach stated that he would like the October 9th meeting to focus on the Annual Meeting scheduled for October 13, 2013.
- Mr. Haslach asked that 2 additional board members be added, which is allowed by the By-Laws. He would like to see a line of succession put in place. The additional positions that were discussed were vice-president and membership.
- Ms. Smith has volunteered to talk about the upcoming membership drive at the Annual Meeting.

- Mr. Levin would like to get a tent for outside social activities and purchase slip covers for the clubhouse furniture. He is organizing a low country boil, trivia night and Halloween festivities. Details will be forthcoming.
- Ms. Taylor has had a request that the lights by the stairs be repaired or replaced. When you turn the tennis lights off, it is very dangerous leaving the courts. Mr. Fincher will contact Mr. Albright to get a quote.
- Mr. Fincher reported the door on the garbage area has been fixed. The railings at the tennis courts and around the tennis sign up area have been replaced. The bridge behind the tennis courts is slippery due to the dampness and lack of sun in that area. He will look into a proper fix for that area. The sinkhole in the road by the tennis courts has been inspected and it was determined that it was caused by run off and a leaking sprinkler.
- Mr. Fincher suggested the neighborhood have a trail clean-up day in the fall. He will set a date.
- Mr. Tock reported the pool is closing September 22, 2013. He will need to replace some of the pool furniture and umbrellas before next spring.

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

Next Board Meeting:

Wednesday, October 9, 2013

6:30 p.m. – 8:30 p.m., Clubhouse