

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

Monday, September 14, 2015

Board Members in Attendance: Ms. Paula Robin, President; Mr. Paul Amoruso, Treasurer; Mr. Dan Raby, Tennis; Mr. Bob Kimball, Pool; Mr. Steve Fincher, Vice President; Mr. Paul Amoruso, Treasurer; Ms. Liz Horner, Social; Ms. Angie Bizot; Clubhouse, Ms. Melanie Smith, Membership and Beth Roedersheimer, Administrative Assistant.

The meeting was called to order at 6:30 pm.

Guests: David Fortanbary, Ginger Grcic, Amy Barnes, Michelle Vientos, Jaime Turner, Jennifer Allomong and Jason Hacker.

Guest Presentation: Mr. Fortanbary is requesting that some of the budgeted HOA dues be used to clean up the Grove entrance. He stated that the liriopie is taking over the area and needs to be removed and new landscaping planted, the sign and wall be cleaned and plantings added to the back of the wall which is what the Grove residents see when they leave their street, repair and replace the floodlights and remove the dead bushes and trees. The board thanked him for his input and explained that they are working on a plan to update all the entrances as money becomes available. Mr. Fortanbary also requested the Highland Pointe's financial statements for the past few years. He is questioning the use of HOA funds for maintaining the upstairs part of the clubhouse. He mentioned the area in the Phase 5 covenants where it states no HOA funds can be used for the clubhouse. It was acknowledged by the Board that this is a correct statement in one area but contradicted in another. The Board will speak with the neighborhood's attorney on this contradiction.

Approval of Minutes:

Mr. Amoruso made a motion to approve the minutes of the August 10, 2015 Board Meeting as amended. Ms. Smith seconded the motion and it passed unanimously.

Monthly Budget Update:

Mr. Amoruso reported there are 9 unpaid Permanent HOA dues and 1 Permanent HPRA unpaid.

	Budget FY 15-16	Actual (8/31/15)
HPRA Income	\$ 113,350.00	\$ 112,181.43
HPHOA Income	96,500.00	96,496.00
Other Income	150.00	3,973.48
Total Income	\$ 210,000.00	\$ 212,650.91
HPRA Expenses	\$ 98,774.50	\$ 78,568.91
HPHOA Expenses	84,572.00	26,945.38
Total Expenses	\$ 183,346.50	\$ 105,514.29
HPRA/HPHOA Net Income	\$ 26,653.50	\$ 107,136.62

The following shows the breakdown of HOA and HPRA expenses vs. budget for the period ending August 31, 2015.

	HOA		HPRA	
	Budget FY 15-16	Actual 8/31/15	Budget FY 15-16	Actual 8/31/15
	\$ 84,572.00	\$ 26,945.38	\$ 98,774.50	\$ 78,568.91
Clubhouse	7,215.00	2,842.55	9,180.00	3,192.22
Grounds	12,250.00	3,309.74		
Operations	65,107.00	20,793.09	31,632.50	16,940.79
Pool			45,462.00	32,222.04
Tennis			3,500.00	21,875.79
Social			9,000.00	4,338.07

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. Smith had a Mountain Creek resident ask the Board to pro-rate the remaining recreational dues as they are interested in being on the HP tennis team. After discussing this issue, Ms. Smith made a motion to not offer pro-rated amounts to Lennar properties and have them follow the same rules as Highland Pointe residents. Ms. Bizot seconded the motion. The vote was 5 yesses and 2 abstentions. Motion carried.
- Ms. Smith has received some quotes on replacing the signs at the front entrance. One quote was \$5000 for a metal on metal sign with new signage.
- Mr. Raby has talked to some masonry people but has not received any quotes to date.
- Ms. Grcic, a HP resident, asked about using solar energy at the entrances as a way to reduce energy costs. The board will look into that suggestion.
- Mr. Kimball and Ms. Bizot will meet with Lynscapes to clean up the entrance areas, trim trees and review annual plantings. They will get a quote to do this work.
- Ms. Smith, Ms. Horner and Mr. Raby will obtain quotes to repair the masonry and brick at the entrances and to pressure wash the brick after the masonry work is completed.
- Ms. Bizot is working on quotes for installing new steps by the gazebo on North Slope Circle.
- Ms. Robin and Mr. Amoruso are putting together a Power Point presentation for the annual meeting on Monday, October 19, 2015. Ms. Robin asked each chairperson to prepare a report about what is happening in their area.
- Mr. Kimball made a motion to purchase a defibrillator from Cobb County; not to exceed \$1500 and install it at the tennis pavilion. Cobb County will provide training to any resident who wishes to attend. A date will be set once the installation has occurred. Adult and child pads will be purchased. Ms. Smith seconded the motion. The motion passed with 5 yesses and 1 member abstaining.
- Mr. Kimball thanked Kelly Fincher and the swim team for purchasing the new lifeguard chair.
- Ms. Horner reported the wine tour scheduled for Oct. 17th is full. The Halloween social is scheduled for Oct. 31st from 4:30-5:15 at the clubhouse. Pizza and drinks will be provided. There will be a parade after pizza around the South Lake with prizes given for best costumes, etc. Marietta Pizza will be donating the pizzas. Adult game night is Nov. 7th, ladies craft night is Dec. 5th and Santa will be at the clubhouse on Dec. 6th.
- Ms. Smith asked to get police patrols for the night of Trick or Treat. Ms. Roedersheimer will contact our police patrol to see if that can be arranged.

- Mr. Raby reported the Labor Day tennis social was a success. They are still trying to get another mixed doubles team for the winter.
- Mr. Kimball volunteered to clean the drainage issue by the bridge behind the tennis courts.
- Ms. Bizot received another quote to install hardwoods in the clubhouse. The estimated cost is \$15,000. The other options are vinyl, tile and carpet. She is recommending replacing the chair and the entrance light. She will work on estimates.

With no further business to discuss, the meeting was adjourned at 8:00 pm.

Next Board Meeting:

Monday, October 12, 2015

6:30 pm – 8:30 pm, Clubhouse