

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

Monday, October 13, 2014

Board Members in Attendance: Ms. Paula Robin, President; Mr. Paul Amoruso, Treasurer; Vivian Pacifico, ACC; Ms. Angie Bizot, Clubhouse; Mr. Steve Fincher, Grounds; Mr. Matt Tock, Pool; Mr. Micah Levin, Social; Mr. Dan Raby, Tennis; Ms. Sandy Carpenter via Cell and Ms. Beth Roedersheimer, Administrative Assistant.

The meeting was called to order at 6:31 pm.

Approval of Minutes:

Mr. Tock made a motion to approve the minutes of the September 9, 2014 Board Meeting. Ms. Bizot seconded the motion and it passed unanimously.

Monthly Budget Update:

Mr. Amoruso reported that \$206,000 has been received to date and he anticipates \$10,000-\$15,000 in additional reserves at the end of the fiscal year.

	<u>Budget FY 14-15</u>	<u>Actual (9/30/14)</u>
HPRA Income	\$ 104,090.00	\$ 113,041.53
HPHOA Income	86,475.00	91,682.40
Other Income	150.00	2,219.93
Total Income	<u>\$ 190,715.00</u>	<u>\$ 206,943.86</u>
HPRA Expenses	\$ 100,312.50	\$ 51,637.32
HPHOA Expenses	92,872.00	45,197.18
Total Expenses	<u>\$ 193,187.50</u>	<u>\$ 96,834.50</u>
HPRA/HPHOA Net Income	<u>\$ (2,469.50)</u>	<u>\$ 110,109.36</u>

The following shows the breakdown of HOA and HPRA expenses vs. budget for the period ending September 30, 2014.

	HOA		HPRA	
	Budget FY 14-15	Actual 9/30/14	Budget 14-15	Actual 9/30/14
	\$ 92,872.00	\$ 45,197.18	\$ 100,312.50	\$ 51,637.32
Clubhouse	7,215.00	1,707.08	14,180.00	1,810.18
Grounds	12,250.00	8,140.00		
Operations	73,407.00	35,350.10	29,605.00	11,544.22
Pool			44,250.00	31,996.37
Tennis			5,000.00	1,647.04
Social			7,400.00	4,639.51

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. Robin reported that an additional budget meeting will be planned between herself, Mr. Amoruso and Ms. Roedersheimer. They will work on adjusting the budget to take in account of additional income received that was not budgeted in. An example was the rebate from Cobb EMC of approximately \$4300.
- Ms. Robin asked if there was any interest in allotting \$1400 to paint the inside of the clubhouse, trim and ceiling. She did not want Ms. Bizot to do all the research and acquire quotes if there was no interest. This was tabled to a later date.
- Mr. Fincher asked about laying pine straw twice in one fiscal year. It is typically laid in April, but due to extenuating circumstances, it did not get laid until May and that expense was paid from this fiscal year's budget. Does he get additional money for the 2014-2015 fiscal year or should he wait until the next fiscal year?
- Mr. Levin reported the Trick or Treat party is planned for Friday, October 31st. Marietta Pizza will donate pizzas and salad this year. He will receive 2 free ads in the Pipeline. Mr. Amoruso stated that there would be approximately \$1400 left in the Social budget for the Spring Fling.
- Mr. Raby reported the Labor Day tennis social was well attended. He reported the card reader at the middle entrance at the tennis courts is not working. Mr. Tock will order a replacement.
- Ms. Robin reported that all but 3 North Lake residents have signed up for permanent membership. She is suggesting that residents around both lakes meet to determine how they are going to handle maintenance around the lakes and on the dams. Mr. Raby stated that monitoring the dam is going to be expensive, but is probably needed to determine where the seepage water is coming from. He would like to see funds allocated for future repairs on both dams. Ms. Robin spoke to Highland Pointe's attorney and learned that we cannot accept the quick claim from 2010 if the neighborhood decides to take ownership of the North Lake Dam.
- Ms. Carpenter made a motion for Highland Pointe to accept full ownership of the North Lake dam parcel. Mr. Levin seconded the motion. The vote was 9 in favor and 1 against. The motion passed. Ms. Robin will ask the attorney to contact Wendell Cunningham's attorney to have a new quick claim deed prepared.
- Ms. Smith would like to make a survey available to all residents that would give them input into activities they would like to see in Highland Pointe.
- Mr. Tock has received 3 quotes on re-plastering the pool. He feels most comfortable working with Nautix since they do the maintenance and repairs on the pool. He believes he can negotiate with them to get them to meet the \$45,000 cap for the needed repairs. Mr. Raby made a motion to spend up to \$45,000 to re-plaster and replace the coping on both pools and replace the tile around the big pool. Ms. Bizot seconded the motion and the motion passed.
- Mr. Fincher and Ms. Robin examined the retention pond between the recreation area and The Grove. The inflow and outflow valves are clear but it does require some landscaping maintenance within the walls. The property is still owned by the development company of The Grove.
- Ms. Bizot stated she is ready to move on the electrical work in the pool pump room. Discussion revolved around proceeding with a cheaper company who will do the work without a permit or going with Casteel Electrical which would require a permit and county inspection. Ms. Bizot made a motion to contract with Casteel Electrical to have the electrical work in the pool pump room completed. Mr. Amoruso seconded the motion. Motion passed.
- Ms. Pacifico received an ACC request from residents at 4552 Forest Peak Circle to remove trees, enlarge their deck and add a fence extension and 3744 Club House Court to replace and enlarge a corner on their deck. Both requests were approved.

- Ms. Roedersheimer has contacted Cobb County for the 2nd time to fix the drain culvert that was damaged by a moving truck in the front of the neighborhood. The county states they are behind on their work. She also talked to the paving department and they are sending a supervisor to do a drive through to mark all the areas damaged by the summer paving.
- Ms. Roedersheimer stated that the yearly contract with Lazega & Johanson will expire December 1, 2014. They require a 30 day notice if we are not going to retain them. It was decided to keep them on retainer.
- Mr. Fincher reported the steps by the gazebo on North Slope Circle is slanted and needs fixed. The arborist is coming this week to determine if the Bradford Pear trees in the recreation area need to be removed. The fall flowers have been planted and Lynscapes is working on an estimate for an idea where the small deck was by the pool. There are a few Japanese Maples behind the tennis courts that Lynscapes would like to move. Mr. Fincher has had several people respond to the adopt-a-trail program.
- Ms. Robin stated the annual meeting will be Monday, November 10, 2014 at 7PM at the clubhouse. She is asking the board to be there at 6 for a brief monthly meeting. Each board member should prepare a brief 5 minute presentation on their responsibility and what has happened in the past year and their plans for the future.
- Ms. Roedersheimer is preparing to file liens on the 3 Permanent properties that have not paid their dues.

With no further business to discuss, the meeting was adjourned at 9:04 pm.

Next Board Meeting:

Monday, November 10, 2014

6:00 pm – 7:00 pm, Clubhouse

Annual Homeowner's Meeting:

7:00 pm – 9:00 pm, Clubhouse