

HIGHLAND POINTE RECREATION ASSOCIATION, INC.

Board of Directors and Budget Meeting

Minutes

Monday, September 14, 2009

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

The meeting was called to order at 6:41 pm.

Approval of Minutes

Ms. Paraska made a motion to approve the minutes of the August 3, 2009 Board Meeting. Mr. Laufersweiler seconded the motion and it passed unanimously.

Monthly Budget Update

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

	Budget FY 09-10	Actual (as of 8/31/09)
HPRA Income	\$111,687.00	\$101,502.00
HPHOA Income	68,528.00	61,406.00
Other Income	<u>2,500.00</u>	<u>621.76</u>
Total Income	\$182,715.00	\$163,529.76
HPRA Expenses	\$111,639.00	\$50,926.91
HPHOA Expenses	57,364.00	20,617.05
Other Expenses	<u>0.00</u>	<u>0.00</u>
Total Expenses	\$169,003.00	\$71,543.96
HPRA/HPHOA Net Income	<u>\$13,712.00</u>	<u>\$91,985.80</u>

The following shows the breakdown of expenses vs. budgets for the period ending August 31, 2009:

	Budget FY 09-10	Actual Expenses (as of 8/31/09)
<u>HPRA Expenses:</u>	\$111,639.00	\$50,926.91
Clubhouse	12,725.00	3,831.20
Tennis	4,800.00	497.61
Social	8,500.00	1,939.71
Pool	32,200.00	27,012.45
Operations	38,200.00	17,523.29
Grounds	15,214.00	122.65
<u>HPHOA Expenses:</u>	\$57,364.00	\$20,617.05

The report was accepted as information.

Mr. Raby reported that there are 11 permanent residents who have not yet paid their HOA dues for 2009-10. These homeowners have been notified by mail of their late payment status, and the administrative assistant has tried to reach them by phone, but has not been successful in collecting these dues.

Mr. Newton made a motion to file a lien on all the properties that are delinquent in their mandatory dues payments. Mr. Laufersweiler seconded the motion. The amount of the lien was discussed and the Board agreed that the total amount of the lien will be the \$144 dues amount, plus any late fees noted in the covenants, plus the filing fees associated with the lien, and all administrative costs incurred with the filing of such liens.

Mr. Mikkelsen amended the motion to first send out certified letters to all delinquent homeowners notifying them that if the office has not received a money order in the amount of the HOA dues plus any late charges by September 30, 2009, a lien will be placed on their property. Mr. Raby seconded the motion and it passed.

Discussion of Action Items

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

- Mr. Mikkelsen reported that he is working with Lynscapes to get a plan for sprucing up the entrance to the Grove.
- Mr. Mikkelsen also reported that more sprinkler heads are broken. It was also noted that some of the entrance sprinkler heads are shooting water in the wrong direction. He will investigate the sprinkler heads and discuss this with Lynscapes to make sure they are not being run over by the lawnmowers.
- The trees on one side of the Recreation entranceway are dying. Mr. Mikkelsen will investigate this as well.
- Mr. Kimball investigated the possibility of putting a volleyball court in the multi purpose field, and reported that it would be more expensive than the Board budgeted for that project, so it will not be done. Mr. Kimball will call Mr. Dickman about fixing the drainage issues in the field, as the backwash is going into the playground area.
- Mr. Kimball is going to rent an aerator for the multi purpose field and overseed the area this fall. Mr. Newton asked Mr. Kimball to mark all irrigation spots in the field.
- Mr. Mikkelsen has called about the lights that are out in the entranceways and common areas, and will investigate the timers to make sure the lights are on when they should be.
- Mr. Mikkelsen will get quotes on patching the parking lot of the Recreation area. He reported that Cobb County responded, and has no responsibility to help out financially.
- Mr. Kimball reported that we do not have a renewable contract with the pool company, and he will ask Nautix for a new bid. Mr. Kimball plans to cut back on the pool hours next year, as the pool usage is way down from previous years.
- Mr. Kimball will have several sit up chairs re-strapped before they are put up for the winter. He may also replace the table tops, if the bottoms are still in good condition. He estimated that 8-10 tables need attention. Mr. Kimball will put together a proposal for this project and present it to the Board.
- Mr. Kimball will have Nautix investigate the holes in the pool cover once it is on the pool to see if it can be patched.
- Mr. Newton reported that he has received approximately 15 responses to the Board allowing outside memberships. Mr. Newton will place an article in the October/November Pipeline outlining a proposal to accept outside memberships in 2010, with the hopes that more residents will respond to the issue so the Board can go forward.
- Mr. Laufersweiler reported that the Stairmaster in the weight room has been fixed. He has also purchased a used Treadmill. He is working on getting some of the old equipment that is not used out of the weight room to free up some space. Mr. Laufersweiler is looking into purchasing another piece of exercise equipment.
- Mr. Newton asked Mr. Laufersweiler to look into fixing the Steam room.
- Ms. Paraska reported that a resident replied to a repeat violation letter concerning a car that is being parked in the driveway with a blue tarp over it. She asked the Board to comment on the use of a blue tarp versus a standard car cover. The Board decided that the cover should be a car cover, and the color should be a

neutral one. Ms. Paraska will provide this information along with the requirement that all HP lot/property owners are to be in compliance with the covenants.

- Mr. Newton asked that the Board review and discuss all covenant and community standards related to ACC issues. He made a motion that all ACC correspondences be approved by a majority of the Board before being mailed to the lot/property owners. Mr. Kimball seconded the motion, and it passed.

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

Next Board Meeting: Monday, October 5, 2009
 6:30 p.m. - 8:00 p.m.
 Clubhouse