

HIGHLAND POINTE RECREATION ASSOCIATION, INC.

Board of Directors and Budget Meeting

Minutes

Monday, November 2, 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; Mr. Art Trevino, Tennis; and Ms. Mary Ciesielski, Administrative Assistant.

Guests in Attendance: Mr. Scott Foust and Mrs. Michele Foust

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

Resident Presentation:

Mr. and Mrs. Foust made a presentation about the damage to their property caused by excessive back-up and churning of water due to fencing installed at the creek bed by their neighbor. During the storm of September, 2009, debris accumulated in this area and the resulting churning of that debris created an 11 foot hole that exposed the sewer line, and damaged the back yard and landscaping of their property. Cobb County Erosion Control staff came out to assess the damage to the water stream surrounding the property. The County then covered the exposed sewer pipe with stronger piping and covered the exposed ground with large, gray rocks. The Fousts would like to have their property repaired and landscaped to its original condition, and asked the Board's assistance in regard to assessing the neighbor who owns the fence for repairs. Mr. Foust informed the Board that the neighbor has been cited by the Cobb County Erosion Control Department. Mr. Foust also referred to the Highland Pointe Covenants which state that the Highland Pointe Board has the authority to get repairs done on property and then bill that homeowner for the costs incurred with such repair. The Board concurred that at this time, any action to be taken should be that of Cobb County. They thanked the Fousts for coming to the meeting and presenting their case.

Approval of Minutes

Mr. Trevino made a motion to approve the minutes of the October 5, 2009 Board Meeting. Mr. Newton seconded the motion and it passed unanimously.

Monthly Budget Update

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

| | Budget FY 09-10 | Actual (as of 10/31/09) |
|-----------------------|--------------------|-------------------------|
| HPRA Income | \$111,687.00 | \$101,812.00 |
| HPHOA Income | 68,528.00 | 63,776.00 |
| Other Income | <u>2,500.00</u> | <u>778.59</u> |
| Total Income | \$182,715.00 | \$166,366.59 |
| | | |
| HPRA Expenses | \$111,639.00 | \$67,571.34 |
| HPHOA Expenses | 57,364.00 | 31,705.28 |
| Other Expenses | <u>0.00</u> | <u>0.00</u> |
| Total Expenses | \$169,003.00 | \$99,276.62 |
| | | |
| HPRA/HPHOA Net Income | <u>\$13,712.00</u> | <u>\$67,089.97</u> |

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

| | Budget FY 09-10 | Actual Expenses (as of 10/31/09) |
|------------------------|-----------------|----------------------------------|
| <u>HPRA Expenses:</u> | \$111,639.00 | \$67,571.34 |
| Clubhouse | 12,725.00 | 7,650.31 |
| 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 | 22,807.87 |
| Grounds | 15,214.00 | 3,846.77 |
| <u>HPHOA Expenses:</u> | \$57,364.00 | \$31,705.28 |

The report was accepted as information.

Mr. Raby reported that there are 3 delinquent permanent HOA dues payments as of October 31, 2009 whose properties will have liens filed.

Discussion of Action Items

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

- Mr. Mikkelson reported that he has yet to meet with Ms. Jenny Rucker regarding the playground, but that she has been informed of the \$10,000.00 budget allotment for this fiscal year for this project.
- Mr. Raby reported that the repairs to the recreation parking lot will begin on Tuesday, November 3, and that the work should be completed by the end of the week. The parking lot will be patched and seal coated, then lines will be painted. Mr. Raby asked Ms. Ciesielski to put a broadcast email out to the neighborhood to ask residents not to park in the parking lot during the repairs.
- Ms. Paraska presented to the Board two lists of properties that are not within Covenant standards. These lists had been sent to the Board via email prior to the meeting. The first list consisted of 5 properties with violations that would require either a Warning or Violation Letter. The Board voted to send the Warning and Violation Letters. The addresses of those properties to receive a Violation Letter will be listed separately in the Pipeline.
- Ms. Paraska had also presented a second list of 4 properties whose owners have already received one to several letters (repeat violations) in which the owners have not responded to the Board's request to take corrective action or have not advised the Board of the plan for corrective action. Mr. Newton made a motion that Ms. Paraska continue to observe these properties and report back to the Board at its December 2009 meeting. The Board would decide on whether or not to take further action at that time. The Board approved.
- The Board discussed one of the properties presented by Ms. Paraska which concerns a driveway that is severely cracked and separating, and is in a deteriorated condition. Letters have been sent to the owner of the property. In addition, Ms. Paraska talked with the persons renting the property and the renters said that they have also spoken with the property owner. To date, the property owner has not yet responded to the Board. Mr. Newton asked Ms. Paraska what the Board's options were and following discussion on those, Mr. Newton made a motion to file a non-denominational lien stating that the driveway must be repaired before the property can be sold. Mr. Kimball seconded the motion and it passed.
- Ms. Paraska provided the Board with a complete list of all ACC requests and actions completed by her since December 3, 2007. A final list will be provided at the December 7, 2009 meeting and any open ACC issues will be identified to the Board so that it can decide on any additional action.
- Mr. Kimball and Mr. Laufersweiler reported that the "Fall Work Day" will be held on Sunday, November 8, 2009 to clean up the paths.

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

Next Board Meeting: Monday, December 7, 2009
6:30 p.m. - 8:00 p.m.
Clubhouse