

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

Tuesday, January 13, 2014

Board Members in Attendance: Ms. Paula Robin, President; Ms. Sandy Carpenter, Vice-President; Mr. Paul Amoruso, Treasurer; Ms. Melanie Smith, Membership; Mr. Steve Fincher, Ground; Ms. Angie Bizot, Clubhouse; Mr. Matt Tock, Pool; Mr. Micah Levin, Social; Ms. Vivian Pacifico, ACC and Ms. Beth Roedersheimer, Administrative Assistant.

The meeting was called to order at 7:06 pm.

Guests:

Chris Jones and Kelsey Barnes from Nautix Pools

Guest Presentation:

Mr. Jones and Ms. Kelsey from Nautix Pools reported there was no damage to the pools from the ice and storms of late. However, there are several areas in the pool plaster where the concrete is showing and the plaster is rough and hard on the swimmer's feet. The pool was last re-plastered in September 2003 and the average life is 7-9 years. Mr. Jones and Ms. Kelsey are recommending that Highland Pointe have the pools re-plastered, replace the waterline tile in the pools, replace the cantilevered coping on the pools, install new racing lines and wall targets, removed the cracked cornet at the shallow end steps and rebuild and replace the cracked skimmer in the deep end of the pool. There are 2 options in the re-plastering process: use white plaster which has a life expectancy of 8-10 years or use a plaster with blue quartz mixed in, which is a more durable finish and a life expectancy of 12-15 years. The quoted price is \$51,970 to \$61,100 depending on the finish. All work is guaranteed for 5 years. The pool is inspected before the pool opens each year by the Cobb County Health Department, and they do not see the pool not passing inspection, but there are no guarantees. They believe the pool repairs will need to be done in 2014, even if Highland Pointe waits until the pool closes in September. Mr. Tock thanked them for discussing this and said he would get additional estimates due to the costs of the repairs.

Approval of Minutes:

Mr. Tock made a motion to approve the minutes of the December 10, 2013 Board Meeting. Mr. Fincher seconded the motion and it passed unanimously.

Monthly Budget Update:

Mr. Amoruso presented the budget and asked that all board members provide him with their budget requests by March 1, 2014 for the upcoming fiscal year.

	<u>Budget FY 13-14</u>	<u>Actual (12/31/13)</u>
HPRA Income	\$ 88,400.00	\$ 92,527.08
HPHOA Income	82,600.00	85,865.40
Other Income	200.00	55.88
Total Income	<u>\$ 171,200.00</u>	<u>\$ 178,448.36</u>
HPRA Expenses	\$ 91,145.00	\$ 59,066.02
HPHOA Expenses	80,024.00	74,919.93
Total Expenses	<u>\$ 171,169.00</u>	<u>\$ 133,985.95</u>
HPRA/HPHOA Net Income	<u>\$ 31.00</u>	<u>\$ 44,462.41</u>

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

	<b>HOA</b>		<b>HPRA</b>	
	Budget FY 13-14	Actual 11/30/13	Budget 13-14	Actual 11/30/13
	\$ 80,024.00	\$ 74,919.93	\$ 91,145.00	\$ 59,066.02
Clubhouse	3,749.00	3,350.05	14,240.00	3,449.90
Grounds	3,500.00	15,332.07		
Operations	72,775.00	56,237.81	29,605.00	21,972.20
Pool			36,300.00	28,741.99
Tennis			5,000.00	1,920.34
Social			6,000.00	2,981.59

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. Bizot made a motion to accept the State of Officers as presented. Mr. Levin seconded the motion. Motion approved.
- Ms. Robin requested the board meetings be on the 2<sup>nd</sup> Monday of each month and begin at 6:30. This will keep the meetings on a more consistent day and it will not conflict with the Monday holidays during the year.
- Ms. Carpenter has volunteered to set up a conference call for board members who will are not able to make it to a meeting due to travel conflicts.
- Ms. Smith spoke with the attorneys and our covenants do not expire but automatically renew. She reported that to change the declaration, Highland Pointe will need a 2/3 vote by all Permanent Members.
- Mr. Levin made a motion to raise the HOA dues to \$205.70. Ms. Pacifico 2<sup>nd</sup> the motion and it passed. It was decided to wait until the February meeting to determine the amount for the Recreation dues.
- Ms. Smith reported the membership committee will meet on January 22, 2014 at 6PM.
- Ms. Bizot requested that the lower clubhouse be closed from 11 PM to 5 AM for safety concerns. Ms. Carpenter made a motion to change the hours. Ms. Bizot 2<sup>nd</sup> the motion and it passed. This will coincide with the hours for the tennis courts, basketball area and play area.
- Ms. Roedersheimer presented a request from Debbie Redford of All Atlanta Realty to use the Highland Pointe recreation facilities for the new neighborhood that she is marketing on Sandy Plains Road, just north of Wesley Chapel United Methodist Church. The 10 homes will be built by Cotton States Properties and construction should begin in April. Ms. Bizot made a motion to allow the new neighborhood to use our facilities at the same rate as the Lennar neighborhoods. Ms. Pacifico seconded the motion and it passed with an 8-1 vote, with Ms. Smith voting no.
- Ms. Robin reported that the Board received a letter from Mr. Dan Raby concerning Highland Pointe's status of operator of the North Lake Dam. After discussing the letter, the board wrote a response, which Ms. Robin will email to him.
- Ms. Pacifico presented an ACC request from the residents at 4459 Leesburg Road to build a pool and surrounding gazebo structure. She made a motion to accept the request and Ms. Smith seconded the motion. The motion passed.

- Ms. Carpenter will be the Cobb County liaison. She will work on the street sign at The Grove entrance, traffic light at Sandy Plains and Mountain Road, check to see if the residents are responsible for sidewalk repair and the scheduled resurfacing of the neighborhood streets.
- Ms. Bizot reported that the carpet in the fitness room is glued down. She will purchase a mat to cover the badly worn area. She replaced a knob on the storage closet upstairs and reported the bench in the sauna is pulling away from the wall. She is waiting for Findlay Roofing to give her an estimate on the roof repairs as there is another leak. She is in the process of getting estimates to replace the deck spindles with wrought iron ones that will match the fishing pier and area around the tennis sign up board.
- Mr. Tock will take inventory of the pool chairs and umbrellas and get prices on replacing them.
- Mr. Fincher reported the gazebo roof was removed and that the area will need to be sanded and stained, along with the new fishing pier. He reported he is working with Arbor-Nomics concerning some areas that they are missing.
- Mr. Amoruso reported he submitted all the paperwork to Cobb County Tax Assessors to have our property tax forgiven or reduced, since we are a neighborhood.
- Mr. Levin asked that an Eblast be sent out about the upcoming Low Country Boil on January 19, 2014. He will order enough food for 50 people. Other upcoming socials are Mardi Gras Trivia Night on February 22<sup>nd</sup> and Spring Fling's Casino Night on April 26<sup>th</sup>. Details will follow

Having no further business to discuss, the meeting was adjourned at 9:20 pm.

Next Board Meeting:

Monday, February 10, 2014

6:30 p.m. – 8:30 p.m., Clubhouse