

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

Monday, June 9, 2014

Board Members in Attendance: Ms. Paula Robin, President; Ms. Sandy Carpenter, Vice-President; Mr. Paul Amoruso, Treasurer (remote); Ms. Melanie Smith, Membership; Vivian Pacifico, ACC; Ms. Angie Bizot, Clubhouse; Mr. Dave Gunnells, Tennis; Mr. Matt Tock, Pool; Mr. Steve Fincher, Grounds and Ms. Beth Roedersheimer, Administrative Assistant (remote).

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

Guests:

Jennifer Fratezi and Ron Swichkow

Guest Presentation:

Ms. Fratezi of Addresses of Distinction discussed providing high quality mailboxes for the neighborhood. They only sell to HOA's, not builders and they are 100 % powder coated aluminum. The life span of the coating is 12-15 years and it can be recoated. The pricing will depend on the number of mailboxes ordered and will include the address, removal of old mailbox and installation of new one. Some of the suggestions to advertise were flyers with a special price if ordered by a certain date; the HOA could pay the incentive amount. The approximate cost of each mailbox is \$325-\$350.

Mr. Swichkow addressed the upkeep of several homes and landscapes throughout the neighborhood. He asked what the Board could or would do concerning this. Ms. Smith has volunteered to talk to several of the property owners and develop a plan to improve their property.

Approval of Minutes:

Ms. Bizot made a motion to approve the minutes of the May 12, 2014 Board Meeting. Ms. Smith seconded the motion and it passed unanimously. The minutes were approved via email.

Monthly Budget Update:

Mr. Amoruso discussed a bank loan with SunTrust to fund the pool resurfacing. A loan summary was handed out. The recreation dues paid by the Lennar properties will pay for the interest on the loan. Mr. Amoruso stressed that all budgets should be kept tight and that the priority is to pay back the reserves used in the deck construction.

	<u>Budget FY 14-15</u>	<u>Actual (5/31/14)</u>
HPRA Income	\$ 104,090.00	\$ 8,4770.00
HPHOA Income	86,475.00	81,356.40
Other Income	150.00	8.75
Total Income	<u>\$ 190,715.00</u>	<u>\$ 166,135.15</u>
HPRA Expenses	\$ 100,312.50	\$ 22,705.73
HPHOA Expenses	92,872.00	10,135.22
Total Expenses	<u>\$ 193,187.50</u>	<u>\$ 32,840.95</u>
HPRA/HPHOA Net Income	<u>\$ (2,469.50)</u>	<u>\$ 133,294.20</u>

The following shows the breakdown of HOA and HPRA expenses vs. budget for the period ending May 31, 2014.

	<b>HOA</b>		<b>HPRA</b>	
	Budget FY 14-15	Actual 5/31/14	Budget 14-15	Actual 5/31/14
	\$ 92,872.00	\$ 10,135.22	\$ 100,312.50	\$ 22,705.73
Clubhouse	7,215.00	283.25	14,180.00	283.25
Grounds	12,250.00	0.00		
Operations	73,407.00	9,851.7	29,605.00	7,155.62
Pool			44,250.00	11,958.68
Tennis			5,000.00	177.76
Social			7400.00	3,130.42

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 reported there are currently 85 Permanent HPRA members and 15 Residents who consented to Permanent HPRA deferred. She is encouraging residents and membership committee members to reach out to their neighbors to encourage them to attend one of the Town Hall meetings and sign up for permanent membership. The next membership newsletter will go out next week with a reminder of the September 1<sup>st</sup> deadline. She will also post on the website, Facebook page and the entrances. Ms. Smith will be delivering filled out legal documents to all residents who are non-members and reminding them that after September 1<sup>st</sup>, the open enrollment period is over and the \$3000 initiation fee will no longer be waived.
- Mr. Gunnells discussed the new A level tennis team forming in Highland Pointe. It currently has more than 6 outside members and Laura Reidlinger, the captain, is aware that any current or new Highland Pointe resident, who is A level, must be allowed to join the team. The grill, cover and locks for the tennis area have been purchased and will be installed next week. The Spring Fling Tennis Social was cancelled due to rain.
- Mr. Gunnells put a motion before the board to alter the tennis scheduling system. There are currently 3 courts that have on-line reservation and 1 court is a walk-on with sign up at the tennis courts. The tennis players in the neighborhood would like to see all 4 courts with on-line reservation as it is easier to see the availability for all courts, what courts are blocked off for make-up matches, practice time, etc. He stated all courts are available for walk-on if no one is using them but must vacate the court if someone has a reservation. The Board feels this is an organizational issue and Tennis can handle their own scheduling without a vote.
- Mr. Tock reported that mulch was laid in the pool island area. The issues with the pool lights not functioning was addressed very quickly by the deck company. The refurbished pool furniture and 5 new umbrellas were delivered. He would like to purchase another 12 chairs and 1-2 umbrellas if funds become available; if not they will be included in next year's budget. Mr. Tock ordered a mesh lost & found container that will allow the items left at the pool to dry quicker and be more visible. The first swim meet is June 12<sup>th</sup>. He will begin getting additional quotes for the pool resurfacing project.
- Ms. Pacifico spoke to a resident who parks their work van at the bottom of their driveway. There have been many complaints about this van being parked there. She has asked them to park it at the top of their driveway but the wife said she does not feel

that she can drive the van up and down the driveway safely. The board will look into a solution.

- Ms. Bizot is looking at different colors to stain the deck and the fishing pier. This should be done in the fall. She received a request for a shower curtain to be hung in the ladies shower area. She will follow up.
- Mr. Levin reported via email that there will be a DJ for the Spring Fling and BBQ from Williams Brothers. The Memorial Day social will be on Monday and Highland Pointe will provide hot dogs and hamburgers, along with beer and soft drinks. He stated that Kiddie Kapers is arranging shaved ice and a balloon artist for the Spring Fling.
- Ms. Carpenter will contact Cobb County concerning several pot holes in HP and will reach out to the DOT about the traffic light report at Sandy Plains and Mountain Road.
- Mr. Fincher reported that the pine straw is finally down. A few more bales are still needed. The fishing pier and tennis area will be stained this week. Lynscapes has completed the trimming around the waterfall and pool area. They will be installing stone steps up to the area where the gazebo was and Mr. Fincher would like to put a grill in that area for residents to use. The sprinklers and pumps around the clubhouse are now working. He feels it is time to consider pruning some limbs from the trees around the parking lot and start discussing a time table to remove the trees.
- Mr. Fincher suggested that the residents who usually sign up for Trail Day, choose an area of HP they would like to maintain and work on that area at their convenience. It is like the way "Adopt A Highway" works. He feels he has a lot of volunteers but it is hard to pick one day that works for everyone.
- Mr. Levin reported the Spring Fling and Memorial Day socials were a huge success. He thanked Tom Conrad for donating a keg of Blue Moon and to all who helped him cook and set up. He purchased a new stereo receiver and speakers for the pool and clubhouse area. Kiddie Kapers did a great job on the end of the year ice cream social. Micah is looking into having "Food Truck Fridays" in the clubhouse parking lot and having trivia by the pool. He will also check into having another low country boil.

Having no further business to discuss, the meeting was adjourned at 7:52 pm.

Next Board Meeting:

Monday, July 14, 2014

6:30 p.m. – 8:30 p.m., Clubhouse