

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

Monday, May 11, 2015

Board Members in Attendance: Ms. Paula Robin, President; Ms. Liz Horner, Social; Mr. Dan Raby, Tennis; Mr. Bob Kimball, Pool; Mr. Steve Fincher, Vice President; Ms. Melanie Smith, Membership; Paul Amoroso, Treasurer and Vivian Pacifico, ACC.

The meeting was called to order at 6:33 pm.

Guests & Presentations:

John Hillis, John White, Randy Ennever, Joe Upson and Cory Hinz

John Hillis from Casteel presented his list for plumbing repairs and recommendations to the board. John White discussed concerns with the pressure valves (PRV) throughout clubhouse as well as the leaks found in water fountain and under kitchen sink. John White could not determine if valves were original to clubhouse but stated only last 15—20 years, and excessive pressure can cause major problems. Casteel recommended replacing valves due to an active leak in the pool room. The age and condition of several toilets in the clubhouse were discussed and Castell suggested repairing inside mechanism of those and the full replacement of one toilet. Bob Kimball asked Casteel to email the board the pressure measurements. The board agreed to look into replacing the pressure valves and currents leaks. Liz Horner offered to get another quote from her plumber for comparison. Paula will ask Casteel for more details regarding the quote they presented to the board.

Joe Upson and Randy Ennever presented a request for \$200--\$300 in funds for an upcoming golf event. Melanie Smith asked if this event was open to all homeowners--like previous events—or exclusive to HPRA members. Mr. Ennever said the majority of participants were HPRA members, but not all. He asked for a percentage of the requested amount to cover those HPRA members. The board requested he send a roster, so membership status of participants could be determined and a decision made.

Cory Hinz asked when the board would replace the steps near old gazebo on North Slope Circle. Bob Kimball and Dan Raby explained why the board had to remove the steps because of safety concerns and why those steps had not been repaired, citing a long list of current projects. Mr. Hinz recommended the board consider stone instead of wood and offered to get some quotes for the future consideration.

Approval of Minutes:

Mr. Kimball made a motion to approve the minutes of the May 11, 2015 Board Meeting. Mr. Raby seconded the motion and it passed unanimously.

Monthly Budget Update:

	Budget FY 15-16	Actual (5/31/15)
HPRA Income	\$ 113,350.00	\$ 95,987.25
HPHOA Income	96,500.00	84,513.00
Other Income	150.00	497.75
Total Income	\$ 210,000.00	\$ 180,998.00
HPRA Expenses	\$ 98,774.50	\$ 44,899.13
HPHOA Expenses	84,572.00	7,883.90
Total Expenses	\$ 183,346.50	\$ 52,783.03
HPRA/HPHOA Net Income	\$ 26,653.50	\$ 128,214.97

The following shows the breakdown of HOA and HPRA expenses vs. budget for the period ending May 31, 2015.

	<b>HOA</b>		<b>HPRA</b>	
	Budget FY 15-16	Actual 5/31/15	Budget FY 15-16	Actual 5/31/15
	\$ 84,572.00	\$ 7,883.90	\$ 98,774.50	\$ 44,899.13
Clubhouse	7,215.00	903.42	9,180.00	797.92
Grounds	12,250.00	2,254.24		
Operations	65,107.00	4,726.24	31,632.50	9,132.07
Pool			45,462.00	10,981.79
Tennis			3,500.00	21,625.79
Social			9,000.00	2,361.56

The report was accepted as information only.  
Discussion of Action Items

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

- Bob Kimball reported on the status of the retention pond between the Grove and HP recreational area. The developers are currently trying to quick claim the property to Cobb County. Bob Kimball will follow up with the county and the owner whose property borders the pond and had requested the board cut back some of the overgrowth. The board agreed to cut back the growth encroaching on the fence. Vivian Pacifico made a motion to spend up to \$700 to cut back trees and other growth from fence and for repairs to the fence. Bob seconded and motion passed.
- Steve Fincher reported that he contacted the county about the storm drains that were damaged during the street resurfacing last year. Highland Pointe is currently on two lists to be considered for repairs. Steve will follow up with county.
- Paul presented the budget. Currently, we have \$30,000 than we did last year because dues still unpaid.
- Paul Amarusio presented a bid from an outside pest control vendor to treat the clubhouse. Liz Horner is going to ask Skyline Pest Control to submit a bid as well.
- Melanie Smith reported that recreational membership is up this year, but still waiting for dues from permanent members. HP did receive a \$3000 initiation fee from a non-member property and recommended to board that those fees be used to fund some specific improvements to the neighborhood.
- In regards to the pollution accumulating in the South Lake, Paula Robin reported that Cobb County had tested and ruled out any organic issue, but could not identify the pollutant and would not be doing any further testing. She will reach out to Becky Smith, a lake owner, about finding any information on additional testing and possible clean up efforts.
- Paula Robin suggests warnings about wildlife sighted in the area and remind residents to not leave out garbage or food that might attract animals. The board had already reached out to our patrolling officer, and he recommended reaching out to the DNR if problem continues.
- Paula also asked about signage about the closed paths and danger of climbing on the waterfall rocks. Melanie Smith will get quotes for signage.

- Vivian Pacifico reported several complaints about two neglected properties on Highborne Drive. The properties appear to be empty. Vivian said she will find out the ownership status of the properties.
- The board discussed the recent vandalism of a new mailbox on Forest Peak Circle. Vivian provided the homeowner with contact information for the homeowner to follow up with the mailbox company about repairs.
- Vivian made a motion to approve an ACC request for a privacy fence at 4450 Leesburg. Melanie Smith seconded and the motion passed.
- Bob Kimball presented a proposal for upcoming projects and repairs to pool area: rework pump room, light in pool, replacing guard stand. He requested these projects to be put on action item list for future consideration.
- Liz Horner reported on recent Kiddie Kaper outing to Puppetry Center. She discussed plans for the upcoming Trivia Night and Fourth of July celebration. She suggested future ideas for social like a neighborhood camp out, back-to-school dive-in movie, and potluck dinners.
- Dan Raby reported the resurfacing to the tennis courts is done.

With no further business to discuss, the meeting was adjourned at 8:15 pm.

Next Board Meeting:

Monday, July 13, 2015

6:30 pm – 8:30 pm, Clubhouse