

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

Monday, September 9, 2014

Board Members in Attendance: Mr. Paul Amoruso, Treasurer; Vivian Pacifico, ACC; Ms. Angie Bizot, Clubhouse; Mr. Steve Fincher, Grounds; Mr. Matt Tock, Pool; Mr. Micah Levin, Social; Mr. Dan Raby, Tennis and Ms. Beth Roedersheimer, Administrative Assistant.

The meeting was called to order at 6:34 pm.

Guests: Mr. John Hillis & Mr. Chris Ferguson

Guest Presentation: Mr. Hillis & Mr. Ferguson from Casteel Electrical spoke about the electrical issues in the pool pump room. Mr. Ferguson, a Master Electrician, stated that you need a permit from Cobb County to alter any electrical system. Casteel is suggesting that the control panel in the pump room be replaced and moved into the exercise room. He stated that Charles McMurtry is the Cobb County Permit contact person and Section 110.11 in the Code Book shows the areas that need to be permitted. The cost for removing and replacing the panels is \$3974 with an additional \$458 to label the two electrical panels in the lower storage area and \$695 to do a complete electrical evaluation on both levels of the clubhouse.

Approval of Minutes:

Mr. Raby made a motion to approve the minutes of the August 11, 2014 Board Meeting. Mr. Tock seconded the motion and it passed unanimously.

Monthly Budget Update:

Mr. Amoruso reported that approximately \$15,000 has been received than was budgeted.

	<u>Budget FY 14-15</u>	<u>Actual (8/31/14)</u>
HPRA Income	\$ 104,090.00	\$ 112,528.28
HPHOA Income	86,475.00	90,617.40
Other Income	150.00	2,188.97
Total Income	<u>\$ 190,715.00</u>	<u>\$ 205,334.65</u>
HPRA Expenses	\$ 100,312.50	\$ 47,806.28
HPHOA Expenses	92,872.00	38,787.35
Total Expenses	<u>\$ 193,187.50</u>	<u>\$ 86,593.63</u>
HPRA/HPHOA Net Income	<u>\$ (2,469.50)</u>	<u>\$ 118,741.02</u>

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

	HOA		HPRA	
	Budget FY 14-15	Actual 8/31/14	Budget 14-15	Actual 8/31/14
	\$ 92,872.00	\$ 38,787.35	\$ 100,312.50	\$ 47,806.28
Clubhouse	7,215.00	1,327.81	14,180.00	1,463.00
Grounds	12,250.00	8,080.00		

Operations	73,407.00	29,37.54	29,605.00	10,420.69
Pool			44,250.00	30,445.88
Tennis			5,000.00	1,317.30
Social			7,400.00	4,159.51

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 reported the deck staining is scheduled for late September or early October. The underside will not be stained. The price will be \$2100.
- Ms. Bizot has received 3 quotes for the electrical panel work in the pump room. They range from \$1010 to \$3974 with varying degrees of work and permits quoted.
- Mr. Fincher reported the leak in the common area across from the tennis courts has been fixed. The door on the garbage collection house has been fixed again and the caps on the fishing pier have been replaced.
- Mr. Levin stated the Labor Day Social was a success. He did have an issue with teenagers throwing food on the doors and walkways after the Labor Day party. He is looking into a low country boil later in the fall.
- Mr. Raby reported the Labor Day tennis social was well attended. He reported the card reader at the middle entrance at the tennis courts is not working. Mr. Tock will order a replacement.
- Mr. Tock has 2 estimates for the pool re-plastering and is waiting for 1 more. The prices are between \$36K and \$54K. There was discussion about using the blue quartz plaster, which is more expensive and has a longer life. Mr. Tock will ask a few more questions about that and report his findings at the October meeting.
- Ms. Pacifico has driven around the neighborhood and will be contacting neighbors who need to do additional maintenance on their home or lawn. She received an ACC request from the residents at 4532 Forest Peak Circle to erect a fence in the backyard. Mr. Fincher made a motion to approve their request and Mr. Tock seconded the motion. Motion approved.
- Ms. Smith sent a request via email to require all rental properties be Permanent Recreation or Full Membership in order for the renters to use the amenities. Ms. Bizot made a motion to require all rental properties be Mandatory Recreation in order for their renters to use the facilities; regardless who pays the dues. Ms. Pacifico seconded the motion and the motion passed.
- Ms. Bizot reported that Steve Bachman, a north lake property owner, has volunteered to interview engineer's to monitor the north lake dam for water leakage.
- Mr. Amoruso would like clarification from the insurance company about what they consider common property. He will contact them.

With no further business to discuss, the meeting was adjourned at 8:53 pm.

Next Board Meeting:

Monday, October 13, 2014

6:30 p.m. – 8:30 p.m., Clubhouse