

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

Monday, January 12, 2015

Board Members in Attendance: Ms. Paula Robin, President; Vivian Pacifico, ACC; Ms. Angie Bizot, Clubhouse; Mr. Steve Fincher, Vice President; Ms. Liz Horner, Social; Mr. Dan Raby, Tennis; Ms. Melanie Smith, Membership; Mr. Bob Kimball, Pool; and Ms. Beth Roedersheimer Administrative Assistant.

The meeting was called to order at 6:00 pm.

Approval of Minutes:

Mr. Raby made a motion to approve the minutes of the December 8, 2014 Board Meeting. Ms. Bizot seconded the motion and it passed unanimously.

Monthly Budget Update:

Mr. Amoruso reported via email that 2 payments have been made for the pool resurfacing. The balance of \$22,400 will be due in 2 installments; \$11,200 when the tile and coping work is completed and \$11,200 after the final inspection.

	<u>Budget FY 14-15</u>	<u>Actual (12/31/14)</u>
HPRA Income	\$ 104,090.00	\$ 115,651.03
HPHOA Income	86,475.00	93,212.40
Other Income	150.00	2,552.71
Total Income	<u>\$ 190,715.00</u>	<u>\$ 211,416.14</u>
HPRA Expenses	\$ 100,312.50	\$ 69,480.93
HPHOA Expenses	92,872.00	59,995.00
Total Expenses	<u>\$ 193,187.50</u>	<u>\$ 129,475.93</u>
HPRA/HPHOA Net Income	<u>\$ (2,469.50)</u>	<u>\$ 81,940.21</u>

The following shows the breakdown of HOA and HPRA expenses vs. budget for the period ending November 30, 2014.

	HOA		HPRA	
	Budget FY 14-15	Actual 12/31/14	Budget 14-15	Actual 12/31/14
	\$ 92,872.00	\$ 59,995.00	\$ 100,312.50	\$ 69,480.93
Clubhouse	7,215.00	4,940.66	14,180.00	3,694.11
Grounds	12,250.00	9,340.00		
Operations	73,407.00	45,714.34	29,605.00	23,555.00
Pool			44,250.00	34,555.00
Tennis			5,000.00	2,116.31
Social			7,400.00	5,479.95

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. Horner made a motion to approve the presented slate of officers and directors for 2015. Mr. Raby seconded the motion and the motion passed.
- Ms. Robin suggested the monthly board meetings stay on the 2nd Monday of each month.
- Ms. Robin reported that the Quitclaim for the North Lake Dam property has been received from Wendell Cunningham, notarized and filed with Cobb County. There will be no tax incurred since it is common property owned by a subdivision.
- Ms. Robin spoke with Bill Higgins of Cobb County regarding the drainage areas between The Grove and Highland Pointe. These areas are owned by the developer of The Grove, Vanguard Hamilton. According to the Cobb County records, the area was built after 1999 and is the responsibility of the developer.
- Ms. Robin inspected the pylons around the playground and counted 27 that are dangerous and need to be replaced. Mr. Raby suggested the pylons be cut down with a saw, to minimize someone getting hurt. Mr. Raby, Mr. Fincher, Mr. Kimball will meet with Mr. Reach to examine other options.
- Ms. Smith made a motion to raise the HOA dues by 10%. Ms. Bizot seconded the motion and it passed. The new amount will be \$225.
- Ms. Smith made a motion to raise the Recreation dues to \$405 for Permanent HOA members, which is a \$20 increase. Ms. Pacifico seconded the motion and it passed. The total amount due for Permanent HOA and Voluntary Rec will be \$630. Permanent HPRA dues are locked at \$590 until 2018.
- Ms. Bizot is concerned about the rising costs of providing paper products and trash bags for the individuals renting the clubhouse. The discussion was tabled to a later date.
- Ms. Bizot reported the electrical box in the pool room has been replaced and moved to the exercise room. She is waiting for the lock to be installed. She completed the drywall repair in the exercise room. She is recommending the vending machines be removed as they are not profitable.
- Ms. Bizot asked Ms. Roedersheimer to speak to the cleaning company about wiping down the exercise room, mirrors and keep the equipment dusted. She has painted the tables in the clubhouse and will remove the drapes before the painting begins.
- Ms. Bizot has received 2 estimates to get real hardwoods or vinyl hardwoods installed in the clubhouse. They are both in the \$11,000-\$12,000 range. The board decided to look at this at a later time.
- Mr. Kimball reported the pool work is on hold until the weather improves. Nautix has assured him that the pool will open on schedule and the cold weather will not damage the work that has been completed. He suggested that several upright chairs and umbrella stands will need to be ordered before the pool opens.
- Ms. Pacifico will reach out to the South Lake owner to remove the fallen tree from the lake and to several residents about dumping leaves into the tributaries leading into the lakes.
- Ms. Pacifico will work with Mr. Reach regarding a Survey Monkey survey to see if there is any interest in having a campaign to install street signs similar to Windsor Oak's signs. The survey will also ask if residents would be in favor of an assessment to have the street signs installed.
- Ms. Pacifico received two ACC requests. A resident on Lone Indian Trail is interested in installing a fence and to use stones shore up the creek bank at the back of their property. Mr. Kimball will visit the homeowners with Ms. Pacifico. A West Forest Peak resident would like to install a fence in part of their back yard for their dog. That request was approved.
- Ms. Pacifico stated the mailbox sale will be in March. She will ask if they would offer a cheaper price if a certain amount of residents contracted to purchase the mailbox ahead of the sale.
- Ms. Horner suggested holding the Easter Egg hunt in different areas of the neighborhood. The children know all the hiding places. She will gather other parent's

opinion on this. The Easter Egg hunt is March 28th. She also set the dates for the Spring Fling (April 18th) and the Memorial Day Social will be Sunday, May 24th.

- Mr. Raby made a motion to spend up to \$3000 to have the tennis pavilion cleaned and stained. Ms. Bizot seconded the motion and it passed.
- Mr. Raby reported there are 2 men's leagues in the spring. The outside player fee will remain at \$30 per season. Mr. Raby will investigate the beginning age for a youth ALTA and USTA team.
- Ms. Horner reported there is a mosquito issue around the recreation area. She said several neighborhoods have a company perform a mosquito treatment during the spring to fall season. She will contact the company she uses to see if they would be interested in treating the areas at no cost to Highland Pointe, in exchange for free advertising in the Pipeline.

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

Next Board Meeting:

Monday, February 9, 2015

6:30 pm – 8:30 pm, Clubhouse