

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

Monday, July 14, 2014

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

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

Guests:

Glenn Burns, Steve Bachman, Dave Robin, Jill and Chuck Furstenau

Guest Presentation:

The Guests spoke as a unit representing the 22 residents who reside around the North Lake. The presented water management studies of the amount of water that flows from the neighborhood into the North Lake, the usage of the lake by Highland Pointe residents and surrounding areas and reiterated that the DNR says Highland Pointe is the Operator of the North Lake Dam. The Furstenau's presented 17 signed pledges to become Permanent members of recreation and 2 signed pledges to become Permanent homeowner members. Mr. Bachman stated that the 17 new members will bring in approximately \$7700 of additional income each year. In return for their membership pledge, they are asking Highland Pointe to become owner of the North Lake Dam.

Approval of Minutes:

Ms. Bizot made a motion to approve the minutes of the June 9, 2014 Board Meeting. Ms. Smith seconded the motion and it passed unanimously. The minutes were approved via email.

Monthly Budget Update:

Mr. Amoruso stated that the loan application with SunTrust has been submitted. He reported that there is a \$3000 surplus in income over what was budgeted.

	<u>Budget FY 14-15</u>	<u>Actual (6/30/14)</u>
HPRA Income	\$ 104,090.00	\$ 96,416.25
HPHOA Income	86,475.00	87,943.40
Other Income	150.00	20.87
Total Income	<u>\$ 190,715.00</u>	<u>\$ 184,380.52</u>
HPRA Expenses	\$ 100,312.50	\$ 31,363.48
HPHOA Expenses	92,872.00	22,661.68
Total Expenses	<u>\$ 193,187.50</u>	<u>\$ 54,024.98</u>
HPRA/HPHOA Net Income	<u>\$ (2,469.50)</u>	<u>\$ 130,355.36</u>

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

	HOA		HPRA	
	Budget FY 14-15	Actual 6/30/14	Budget 14-15	Actual 6/30/14
	\$ 92,872.00	\$ 22,661.68	\$ 100,312.50	\$ 31,363.48
Clubhouse	7,215.00	622.18	14,180.00	581.99
Grounds	12,250.00	5,545.00		
Operations	73,407.00	16,494.50	29,605.00	8,035.59
Pool			44,250.00	17,708.68
Tennis			5,000.00	706.80
Social			7,400.00	3,330.42

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. Bizot reported that she has received 3 quotes for staining the clubhouse deck. Ms. Smith and her will look at color choices and pick a couple to present to the board. She will do an email vote on color choice and vendor. She is also addressing the mysterious water that shows up in the downstairs restrooms. She has spoken to Casteel Plumbing and they recommend not cleaning up the area and calling John Hillis directly when it happens again and he will get a Master plumber to look at it.
- Mr. Amoruso made a motion to approve the loan from SunTrust for \$45,000. Mr. Fincher seconded the motion and it passed.
- Ms. Robin presented the Social report as Mr. Levin was out of town. The Labor Day social is scheduled for Monday, September 1st from 12 – 4 PM. The kindergarten Back to School Bash is scheduled for August 2nd. Mr. Levin is considering a low country boil in the fall.
- Mr. Gunnells prepared a tennis report. The grill for the tennis pavilion has been purchased and installed. He would like to continue using Reserve My Court for reserving court time. There is a \$50 yearly charge for each court using the system.
- Mr. Fincher reported that Clear As Rain is doing sprinkler work at the main entrance and the Wigley Road Entrance. Arbor-Nomics is treating the roses at the front entrance and on the gardenias at the clubhouse, as there is an infestation of whiteflies. The steps are completed by the waterfall and the pine straw was laid. He stated that someone is dumping their trash in the trash area. Cycle Works has complained about the amount of trash that is spread about.
- Mr. Fincher presented the estimates for staining the fishing pier and the new railings between the pool and tennis courts. He was told that a semi-transparent stain would not stand up to the weather and use. He is recommending using a Deck Over type of paint.
- Mr. Gunnells presented his Board resignation letter. He is moving from the neighborhood. He is reaching out to people within the tennis community to see if anyone is interested in filling the position.
- Ms. Bizot reported there are several issues with the breaker box in the pool mechanical room. It is badly eroded due to exposure to the chemical gases. The corrosion is causing the breakers to spontaneously trip and the power to go out in various areas. It needs to be replaced. She met with Casteel Electric and was told today's codes will not allow the breaker box to stay in the pool room. If it has to be relocated, the best option is to flip it on the existing wall and will be located in the Fitness Room. She will get several estimates and share via email.

- Ms. Smith has found another printer who will print the average 20 page Pipeline less; which could result in an approximate \$1000 savings. Ms. Roedersheimer will contact them.
- Mr. Amoruso has spoken to Tom Woosley from the GA Dept. of Natural Resources about speaking to the neighborhood concerning the status of the dams in Highland Pointe and their present condition. He was open to coming to a Board Meeting or a Town Hall Meeting to speak to the residents of the neighborhood. Mr. Amoruso will set that up.

Having no further business to discuss, the meeting was adjourned at 9:00 pm.

Next Board Meeting:

Monday, August 11, 2014

6:30 p.m. – 8:30 p.m., Clubhouse