

Minutes from HRHOA Board Meeting

June 8, 2014

Meeting called to order at 6:16 by Kiffer Andress.

Board members in attendance were Kiffer Andress, Aric Kline (via phone initially), Laurie Rosenberg and Ann Feczko. Committee Chairs in attendance were Teresa Huber and Tammy Andress. Aric Kline, James Kinnard and Terry Taylor arrived around 6:30.

Minutes from the previous meeting, approved via email, were filed. Ann Feczko will record minutes in Teresa Haverly's absence.

COMMITTEE REPORTS

Pool Report: Tammy Andress reported resurfacing is finished and paid for. Discussion took place about replacing pool furniture. This is a maintenance item, not capital improvement and as such, just needs to be put on the 2014-2015 Proposed Budget as an expense from the reserve fund. Otherwise, all is going well at pool; no questions from the board. **Action Item:** [Tammy will research replacement types and cost and give her recommendation to the board.](#)

Social Report: Teresa Huber discussed future social plans. Planning a movie night in July combined with a cook out for adults; Progressive Dinner in Sept.; back-to-school Popsicle party and an event at Christmas. Discussion re utilizing HOA Social Budget to purchase entrée and non-alcoholic drinks for Progressive Dinner.

Tennis Report: Martin Corcoran was absent. Kiffer reported Martin had received quote for tennis nets and replacement sign up board. Both items are covered in Tennis budget.

Website: Kiffer reported new website is up and running. Website contains email links to Directors, as well as a separate link to entire board including committee members.

Treasurer's Report: All bills are paid and up to date. Re the homeowner who filed for bankruptcy, we have filed all our paperwork with the court. Payments of \$25 per month should start soon. (Sorry Teresa, I didn't get the financial numbers.)

OLD BUSINESS:

Change of HOA Attorney: Aric Kline reported the attorneys he contacted have not returned his calls. Ann Feczko suggested someone contact Randy Lipshutz and find out what went wrong, why incorrect bylaws were provided to previous board, and get his rates. **Action Items:** [Ann will contact Randy Lipshutz; Aric will contact other attorneys for rates.](#)

Lot 49 – Paid dues but no Consent of Owner form on file: Kiffer contacted homeowner and they indicated they will be happy to sign off on mandatory. **Action Item:** [Kiffer will contact Teresa Haverly to obtain correct Consent of Owner form, and Declaration Amendment relative to Phase 1.](#)

Mailbox door replacement: James Kinnard contacted mailbox company and they cannot provide new doors alone. However, they are willing to come out and see if they can repair the mailbox doors. We currently have 5 or 6 homes with broken mailbox doors.

Additionally, one homeowner who still owned the old mailbox is having it replaced with the new mailbox.

Garbage collection: James Kinnard has contacted several trash collections companies but none of them have called him back. [Action Item:](#) James will contact trash collection companies again.

Repair of both Front Entrance Signs: Kiffer has received a quote for repair of the front entrance signs. The signs would be removed and repaired. [Action Item:](#) James needs to include the repair cost in the 2015 Proposed Budget.

Sidewalk Repair on second entrance: Ann reported she contacted Cobb DOT. Someone came out within a few days and marked the sidewalk, but nothing else has been done. Ann again contacted DOT about two weeks after first call and was told these were "location markers". Cobb DOT is now waiting for locate service to mark where underground utilities are located.

Per Terry Taylor: Stop sign at Outlook Way and Thunder Way is tilted. Suggested Ann also bring to DOT's attention when she calls about sidewalk repair. [Action Item:](#) Ann will contact DOT again and try to determine sidewalk repair date. Will also ask about getting stop sign fixed.

Uprooted tree: Kiffer reported tree has been removed to neighbor's satisfaction. Contractor has been paid.

Discussion regarding spending beyond approved budget. Kiffer read bylaws and confirmed we are allowed to spend 10% beyond approved budget. If expenditures go beyond an additional 10%, we then have to notify the membership of the expense within 30 days.

NEW BUSINESS:

Preparation of 2014-2015 Budget: Kiffer will request preliminary budgets from all committee chairs to be submitted by end of July. James and Kiffer will present proposed budget to board at the August meeting.

Nominating committee: Kiffer requested names to serve on nominating committee. Patrick Sullivan will count ballots but does not want to serve on the committee. [Action Item:](#) Tammy Andress will contact several homeowners and request 2 volunteers for the nominating committee. Kiffer will get with Teresa to determine what board/committee seats need replacements.

Discussion regarding whether or not to keep the directors on the board numbered at 7. Majority thinks seven board members are best; better enables us to have a quorum for HOA BOD meetings.

Fence dividing Highland Ridge homeowners from new development between first and second entrances: Kiffer spoke to builder and builder is willing to repair the fence between the properties, but he will not replace it. Builder will contact the homeowners involved to obtain permission to repair the fence.

AT&T Bill at Pool: James has run into multiple problems with the billing for the pool phone. There are incorrect charges and not much satisfaction from AT&T. James suggested we research new companies and new technology. **Action Item:** Kiffer will contact Comcast for a quote; James will contact AT&T about keeping the phone active and determine the charges for doing so.

Non Member Home: James reported one non-member home at 4738 Outlook Way (Lot 44) will be sold to original owner's adult child/children. Children have indicated they would like to become members. Closing is to take place at the end of June.

Capital Improvement Committee: Discussion regarding forming a Capital Improvement Committee. Wendell Causey has said he would serve on it. Ann volunteered to serve on committee. James reported we have approximately \$80,000 in sinking fund, with several expenses in the upcoming 2014-2015 FY. Resurfacing of the tennis courts will be approximately \$18K-24K; replacement of pool furniture estimated to be in the neighborhood of \$10K-17K. **Action Item:** Ann will get with Wendell to determine a report to present at the annual meeting.

No other New Business. Next meeting is to take place on Sunday, August 10th, 6:00 p.m. at Kiffer's.

Lori made a motion to adjourn, Ann seconded the motion. Meeting adjourned at 7:30.