

Highland Ridge Homeowners' Association

Board of Directors Meeting

April 24, 2022

The Board of Directors meeting commenced on April 24, 2022, at 7:10 p.m. at the Highland Ridge tennis courts in Marietta, Georgia. Attendance was reviewed and quorum was noted. The Board members in attendance included: Marque DeWinter, Josh Laskowski, Shaun Ertischek, and Jeff Costolnick. Others in attendance included: Bryan Ricks, Carol Mirabal, Renee Bissell, Audrey Donahue, Mari Hohl, Debbie Baker, and Anne Brotherton.

Mr. DeWinter opened the meeting by discussing the need to appoint a new secretary and moved to appoint Mr. Ertischek to this role. The motion was seconded. It was unanimously approved and adopted.

Mr. DeWinter proceeded to request committee reports from those committees represented at the meeting.

Landscaping – A motion was made, and approved, to waive the reading and enter the landscaping report that was provided before meeting. \$36,000 was allotted for the proposal. Ms. Mirabal presented additional proposals from Three Branches Landscape Group and Team Turf. A discussion on the topic ensued. It was mentioned that we missed spring planting time and thus we should consider doing so in the fall season or next spring. Ms. Mirabal recommended the Board consider the proposals and that we move forward with one.

Directory – Ms. Hohl confirmed that the directory was updated and said we are good for another year.

Playground – Mr. DeWinter stated that the project costs have come down but that there is not yet sufficient support. The Board will continue to monitor the prospect. Space allocation was discussed. Improving the clubhouse mentioned as an alternative option. A discussion ensued about the true value of the project. The concept was deemed moot as a special assessment continues to be unlikely to pass. The idea will be tabled and can be discussed in next year's budget if so desired.

Pool – Mr. Laskowski read the report prepared by Tammy Andress. The Board discussed the opening of pool and the ice cream social event. This will be Ms. Andress' last year as the pool chair (after ten years). Re-bidding the pool contract for Swim Atlanta was mentioned as an option, but Ms. Andress recommends we renew with them for another year. If lifeguards are not available, we will need to switch to swim at your own risk ("SYOR"). An issue with guests not cleaning up after themselves at the pool was raised. The existing age minimum of 10 years old to be unchaperoned was suggested to be too young. Ms. Andress suggested we might want to consider making the age requirement 18 or older during swim at your own risk. A mass communication was discussed regarding SYOR hours. The Board will need to confirm hours with Swim Atlanta first. A motion was made to increase the age of unchaperoned pool attendance to 13 years. The motion was seconded and passed unanimously.

Social – Ms. Bissell said ice cream social will be done at the end of school. She stated that we were unable to do an easter egg hunt this year due to timing, but we will try to do it next year. Other potential social activities (based around children age groups) were discussed.

Tennis – Ms. Hohl said tennis is seeing increased usage. She stated that there are about half a dozen teams plus others that play as well. Wood boards will need to be replaced in the tennis stands and

fencing will need to be repaired or replaced. It was mentioned that there are some outstanding payables around the lights and other reimbursements that are past due. These will be discussed with the Treasurer.

President's Report – Mr. DeWinter discussed having more meetings and being more responsive to member communications. He said we may want to consider printed newsletters.

Mr. DeWinter then commenced a discussion of old business. Ms. Hohl will re-send the meeting minutes from October. We will table the review and approval. Mr. DeWinter then briefly discussed the payment box and the invisible fence decision. A discussion about having the fence approved by the landscaping committee took place. There was a consensus that it doesn't need to be but there should be a sign about the fence. The Architectural Change Committee (ACC) would become involved if it was a visible structural matter.

Mr. DeWinter proceeded to raise new business. Ms. Baker said funds were stolen from the soda vending machine. Apparently, this is a common issue with these machines. Two-thirds of the contents are still there from last year. She said the old product needs to be replaced. The cost is approximately \$350. If the community keeps the machine, we need to do something about the lock. The Board discussed the merits of the machine. It loses money on each sale. A motion was made and seconded to get rid of the machine. The motion passed unanimously. It will be returned to Coca-Cola.

Mr. DeWinter asked if we wanted to update the community signage. It was agreed that we would hold off on this for now.

Modernization of the Bylaws was then discussed. Mr. DeWinter presented options to modernize. Mr. Ertischek said Section 5.11 and 5.16 made sense and suggested they be approved. He further stated that the changes to Section 5.15 appeared redundant and thus should not be needed. Mr. Ertischek made a motion to approve sending the changes out to the membership. It was not seconded as further discussion was deemed necessary. Rentals and the use of Airbnb rentals within the community was raised. The Board will discuss this with the association's attorney as how to move forward with the changes. A two-third vote would be necessary to adopt any proposed changes. Ms. Bissell also mentioned that mailboxes should have to be updated at home sale.

A motion was made, and the meeting was adjourned at 8:29 p.m.

By: Shaun Ertischek
Shaun Ertischek, Secretary