

Meeting Notes: Board Meeting, 6/13/10

Board members present:

Mark Gupton-pres, Bill Cartwright-vp, David White-Tres, Abram Duke, Dennis Bradley, Paul Dzikowski

Social committee chair: Christie White

Repairs

Drain near Cofer house repaired, additional repairs to be done by Gwinnett Co, by putting a sleeve in the current drain pipe under the road as precaution to prevent collapse. Also they will work to clean out some of the drains where silt has accumulated.

Pool repair- cracks and spots repaired. Appears to be holding. \$350.

HV/AC repair- Freon recharged. As of 6/16/10 it was working.

Gwinnett Co pool regs/codes- Bill is working with pool service to make sure we are in compliance. Shower & water fountain should not be an issue since pool originally constructed in 1987 it is grandfathered in. Bill will work toward getting signage to put on bathroom doors, or on pool sign to indicate first aid kits are located in the cabinets of each bathroom.

Business

Trash removal at the common area. David White will make contact with "Advance Disposal" our new service as of July, and request containers. We will most likely start getting billed on our property taxes for the service now.

Adult Party-Christy White working on putting together plans, budget. Go ahead was giving to set a date and get info out to neighbors.

Covenant amendments- Paul will work on putting some things in writing to penalize/fine for violations. Also reduction of dues for board members and officers for the future. Flat fee for late payments. All will have to be approved at annual meeting according to covenants. Also Paul to draw-up official docs to add McCloud home to neighborhood.

Vacant houses- one so far causing issues. (Alvial) Mark G. mowed it a week ago. But from this time forward property owner will need to maintain or we will mow and charge.

Dues status- 6 homeowners have past years due. 2 non homeowners still outstanding for 2010. 6 past due plus 3 not paid for 2010. 5 partial paid. David will send out letters.

Loan- Aprox amount due \$172,000. Will automatically refi August 2010. Board approved more aggressive payback schedule of \$2000 per month. Actual billed amount is \$1585. We have \$24,000 budgeted. David W. to handle setting up auto pay adjustment.

Request from Reed's for approval for fence extension and to erect a flag pole. Fence extension approved. Flagpole not approved. After discussion with Ms. Reed she had already withdrawn request for flag pole.

Clock repair- Thanks to David W. getting hands and movement removed. Mark G. delivered to Greg M. Jones to order new movement. Hopefully will install soon.

Please let me know of corrections, additions, deletions.

Next meeting date: Sunday August 22nd, 7 pm.

Mark Gupton