

ROEHA Board meeting - 8/22/10

Attending:

Greg Jones
Mark Gupton
Pam Wilkinson

David White
Amy Wilmont
Bill Cartwright

Dennis Bradley
Bob Menzies

Old Business

Re-fi on clubhouse complete - Mark Gupton. 3 years @ 6.25%. \$170,000.00 balance. Payment increased by \$500.00 month due to increased interest rate. 9 years total left - will try to bump up payments to reduce term.

Treasurer Report - David White

Financial reports and dues statuses distributed. Overall budget - running at break even.

- Clubhouse electricity has exceeded \$400.00 month for last 3 months.
- Backflow device at entrance complete at a cost of \$700.00.
- Reserve of \$20,000.00+/- in bank. Running on budget for 2010.
- 2011 - Should run on budget with 100% dues collection. 90% dues collection will result in \$5400.00 deficit.
- David pursuing past due addresses and has collected several and working with others.

Liens - Mark Gupton

Our understanding is that person in bankruptcy may or may not discharge lien, but we still have a lien against the property. Regarding past due dues and bankruptcy on home at **130 Bent Oak Way**; Mark has corresponded with owners, an attempting to work out settlement. Home at **5240 Suwanee Dam Road** is in bankruptcy as of 07/2010.

New Business

- Clubhouse & Pool Some chairs have been stolen and there has been some minor vandalism as well as some non-resident use. Please be vigilant and attentive to anything unusual at the pool.
- Neighborhood party – Reminder to sign up and get your money in. Spread the word. Christie White is putting the party together.
- Looking into possibility of more effective message sign for entrance/ pool area.
- Complaints about Alvial yard - Mark contacted realtor. Still seem to be questions about ownership. Sending e-mail to Alvials: maintain or we will have it maintained and bill owners.
- Concerns have been expressed about grass clippings being disposed on others property. Being looked into.
- David is looking into the trash pick up and billing issues at the pool.
- New residents on Bent Oak - Chang - requesting approval for 2nd driveway similar to Roarks. OK with board pending county approval.
- Pool will close 1st week of October.
- Bob Menzies voicing concern about overall appearance of neighborhood entrance. Will look into forming committee to improve plantings, holiday decorations, etc.
- Bob also expressed concern re overgrown areas on private property obscuring street lights, vision, etc. Will look into getting addresses and sending letters requesting individual residents to trim and maintain as needed. After the meeting Mark discussed front landscape issue with landscape company, and they are fine with the neighborhood doing plantings. Mark passed on this info to Bob Menzies, and asked he come up with a budget for approval.

Respectfully submitted, Greg Jones, Secretary ROEHA