

## 7/15/2009 – ROEHOA Board Meeting Minutes

Meeting Called to order 8:05PM

In Attendance:

Ryan Buzby  
David White  
Abrahm Duke  
Pam Wilkinson  
Bill Cartwright  
Paul Dzikowski  
Mark Gupton

### Ryan – Unpaid 2009 HOA Dues Update:

- Long due balances were discussed
- Adams residence may be moving, lien already filed for past dues in arrears for many years.
- Question to Paul about Georgia Law regarding Foreclosures and past due HOA fees. Per Paul properties in Foreclosure retain HOA past due balances on property.
- Reviewed listing of 4 residences that have been making payments towards outstanding HOA dues for 2009.
- Decision was made to allow these residences to keep making payments but to place an October deadline (10/9/2009) requested Bill C. to write & deliver letters to residences detailing this decision.
- If in 2010 payments were made by delinquent residences liens will still stand . Resident must contact ROEHOA to resolve past due balances to have lien removed.
- Topic revisited upon arrival of Mark Gupton.
- Pam had a question of how to report residences with past due HOA dues balances on ROEHOA website. Ryan requested residences be reported by address only.
- Mark suggested a placard at the facilities (pool\clubhouse\ tennis courts) with addresses of residences that should not be using them. Decision was made not to post placard.
- Abrahm had question on liens related to 4 unpaid residences will they receive a notice of lien when filed. Per Paul they will.

### Ryan – 2009 ROEHOA Budget Review:

- Pam, Paul, and David all had question regarding Pool expenses for 2009..

### Mark – Pool \ Lighting \ Security Camera Update:

- Pool step bar & pool ladder repaired.
- Crack in pool repaired by Jonathan of pool service company.

- Mark covered the repair to the light sensor on street light on Oakwood Hills Trail and the new light installation above clubhouse facility.
- Mark requested names of residents who participated in the work day be placed on the ROEHOA website as a thank you.
- Mark covered the research done on installing cameras at the facilities for monitoring. Average cost was @ \$3000.00. Ryan noted that at present even with the vehicle break-in thefts Royal Oaks doesn't have a \$3000 problem as yet. Decision was made by board to hold off on security camera installation project.
- Bill inquired if incidents were being reported by neighborhood COPS representatives. Incidents are being reported but as was previously noted nothing too large to warrant security camera installations.

Pam – Resident Issue Question:

- Loud parties at home on Overbend Trail. Police have been called about loud noise issue. Will monitor.

Abrahm – Pool Crack Issue:

- Crack repair may be temporary. Suggested a more detailed inspection of the issue during the fall or during Spring maintenance when the pool is closed and drained.

Meeting adjourned @ 8:50PM