

HOA Board Meeting Minutes; Tuesday, January 21, 2014

Attendees: Ken Houseman, Dave Brown, Karen Grattafiori, Scott Boetig, Kena with All In One

Absent: Amy Wight

- December 2013 Meeting Minutes approval
- ARC Communications-Jim M-No ARC issues
- Pool
 - Splash has provided a cost for next year;Additional Proposals- All-In-One to pull together
 - Charge for broken pipes after Splash winterized: Approved Lazy River pipe repair for \$318
 - Scott Boettig-To get some quotes for railing along steps to slide-provided Fox Fence information for use
 - Board voted and approved repair of the valleys on the pool pump house/bathrooms for a fee of \$2,250. 3 bids were received with Safe Shield being the lowest qualified bid.
 - Drywall ceilings will be repaired in bathrooms subsequent to valley repairs.
 - The \$275 fee for repair of frozen pipeline is being reviewed, via contract language.
- Social Committee Information-Karen Grattafiori-Nothing until Easter
- All-In-One Property Management
 - Financials-Home Owners Dues-Notifications have been mailed out
 - Website-Spelling of Amy Wight and Scott Boetig; email address corrections-done
 - Website links-try to separate items under links into appropriate categories
 - Cliff Brown paperwork-Cliff Brown was on ballot
 - Start Consent Order to amend to a POA-start the process-attorney has started, and there will be no charge. It is part of retainer work.
 - All In One to provide feedback on BF HOA to put \$14,450 into reserve once dues are in.
- Security
 - Status of Security-twice a week; David Brown to meet with them in next two weeks.
- Club House
 - Wall mural is underway, anticipated completion date? Approved All In One to pre-paid her for materials in advance-\$300; requesting \$368 for paints, total quote was \$825 which included a frame. Dave Brown to meet with Valerie to determine date of completion, and we approved increasing the budget to \$900 for paint resource.
 - Rental agreement will be a two page document on website that includes the clubhouse rules, and directions on thermostats and cleaning. Keys need to be returned promptly to Amy Wight for back to back rentals are becoming common.
 - AC/Furnace service contract information received from Karen Beaver? Kena is to check on this and make sure the service agreement is executed and then get a copy of all board members.

- Landscaping/Common Property
 - Fence Repair along Due West from Car Accident-Has not been painted, schedule status for painting-All In One to have them paint the fence
 - Main Streets are on list to be paved in 2014. Cobb County is to be re-evaluating the cul-de-sacs for repaving so that the whole neighborhood can be paved at once.

- Tennis
 - Proposal is in from SE Tennis for crack repair-approximately \$11,000; Ken Houseman is to try and get the price down to \$9000.
 - Two areas on courts are located over crack repair material which should be fixed for free from SE Tennis

- New Business
 - Future project-tear the deck from the tennis pavilion and replace with Trex or comparable system. Ken to get budget pricing together.