

HOA Board Meeting Minutes; Tuesday, February 11, 2014

Attendees: Ken Houseman, David Brown, Karen Grattafiori, Jim Maier, Amy Wight, Scott Boetig (via phone), and Denise H(All In One)

- January 2013 Meeting Minutes-Approved
- ARC Communications-Jim M
- Pool
 - Splash has provided a cost for next year; Additional Proposals-Scott B and All-In-One to pull together
 - Winterization/broken pipe coverage under contract-specific statement in contract in regards to broken pipes after “winterization”
 - Splash has agreed to not charge us for pipe that broke due to frozen pipe on the return line. Contract needs to be changed to cover against broken pipes.
 - They are also putting together a list of general maintenance items that need to be addressed and a proposal to do those repairs.
 - Denise has provided a couple of quotes on other pool companies that board members need to review.
 - Scott Boettig-To get some quotes for railing along steps to slide-working on quotes
 - Roof inverts, Safe Guard will be completed by March 15, 2014 for roof repairs to the pool pump house.
- Social Committee Information-Karen Grattafiori
 - Planning Spring Fling in April/May-Bouncing house and potential slippery slide
 - CPR Class is Monday, February 17, 2014, at the Clubhouse from 6:30 to 8 PM. No certification but for knowledge; no cost associated with the class
- All-In-One Property Management
 - Financials-Home Owners Dues
 - Deposit of budgeted money in reserve account-Do reserve deposit of 14K as outlined in 2013 budget.
 - Dave Brown to call Capital Insurance to discuss their insurance policy.
 - Website links are not corrected, but the other corrections are done.
 - Start Consent Order to amend to a POA-done, sent to Board for review.
 - Letter to go out to homeowners adjacent to Due West and Holland, BF HOA is not responsible for maintenance of the fence. Home owners are responsible for fence maintenance and replacement. The fence is physically located on the home owner’s property, and the BF HOA will not replace the fence. The board will consider options to buffering the rear of the houses.
- Security
 - Status of Security-twice a week; David Brown met with the individuals, they are part of the SWAT team, expectations are that they get out of the car and walk around, marked cars, and uniform if possible, and are to be active in observing and checking on suspicious actions.

➤ Club House

- Wall mural-David Brown to provide update-David did speak with Artist, she does want to do it, but is to get back to David the week of February 17 with a completion date.
- AC/Furnace service contract information received from Karen Beaver, All In One to confirm we received the service agreement.
- Clubhouse Agreement to be amended to identify the key must be returned within 2 hours of the event ending if it is a day event or by 8 am next day.

➤ Landscaping/Common Property

- Fence Repair along Due West from Car Accident-Why is there a payment to a fence company for \$800+ dollars in the P&L –there was credit/debit adjustment
- 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
- 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.