

Browns Farm HOA Board Meeting

September 5, 2017

Attendance: Rebecca Smith from Splash Inc; Scott Boetig; Pete Hilbig, Kirk Mays; Jamie Brown; Valerie Makant and Denise Hinds from All-In-One Management.

Splash: Coverage with pool monitors is just on the weekends and holidays until 7:00 pm now that school has begun. There was an incident on July 4 with minors acting in an unacceptable manner. Kirk responded to the situation. The Board reported to Splash that coverage had been inconsistent and of poor quality. Splash explained the importance of reporting such occurrences directly to Splash so that measures can be taken to correct the situation. Reports can be made by calling the number on the sign. Splash requested a Board member call at the time of any coverage problem. Splash has been asked to provide a "Duty List" with pool monitor responsibilities clearly stated so that Board members know what is supposed to be done. Jamie Brown suggested the Duty List be posted so that neighbors in addition to the Board members will know what the monitors are supposed to be doing. Neighbors should call All-In-One if the monitors are not doing their job. All-In-One will investigate and call Splash and any Board members that need to be involved. All-In-One has agreed to create a sign that says, "How are Monitors Doing?" with contact info. The pool is scheduled to be closed Oct 2. The new covers are ready to install as soon as the pool is closed. Cobb County has been taking a closer look at pools and the regulations. Splash is trying to anticipate possible violations so that pools can be ready and not suffer down time with violations. Splash will provide All-In-One with a list of possible violations and Denise Hinds will present it to us. Some of the problems with our pool are: the main pool has many cracks and "pop ups"; both pools are stained; the main pool may need to be re-surfaced. Both pools are losing water at a rate that suggests more than just normal evaporation. The pool/tennis bathrooms need to be renovated. These bathrooms could be improved by adding a source for hot water. It was suggested that for next year we provide a sign-in sheet for entry to the pool. This might discourage non-residents from sneaking in. For next year: Splash requests a copy of our pool rules and a few samples of the current bands so the monitors know exactly what to look for. The Board should invite Splash whenever we want them to attend a Board meeting.

Tennis: Jamie Brown reported that a tennis player was hurt and there were no paper towels in the RR. Because the pool is still open, the pool/tennis restrooms are being maintained by Splash. Chuck Limpert has been sealing the cracks on the tennis courts and the Green filler was in good condition but the Blue filler was caked and dry.

Clubhouse: Scott Boetig has agreed to investigate the wifi issues for the clubhouse. There have been reports of inconsistent coverage.

All-In-One: Denise will be our contact person with All-In-One. Denise Hinds says the delinquencies for paying dues is not high for the time of year. A few homeowners still need to pay the 2nd half of the year's dues. Christine from All-In-One is working on the Capital Reserves Study.

Landscaping: The dead trees around the tennis courts will be taken down. Improvements need to be made in the playground/volleyball/basketball area. Denise Hinds will get bids for this work.

ARC: Denise Hindes has agreed to create a letter to be sent to the neighbors along Holland Rd and Due West Rd regarding the condition of the fencing. She will include a copy of the survey showing the fence to be on private property. The Board also noted that there is an ongoing dispute with neighbors near 5393 Owl Creek Point.

Social Committee: Dive In movies are ongoing.