

Hembree Creek Condominium Association: Board of Directors Meeting

January 12, 2009

GENERAL SESSION

Board Members Present: Victoria Boodoian, David Wurtenberg, Robbie Hunt, Sherry Regel, Bill Ison and Gerri Schwartz (Property Manager)

Meeting called to order at 6:31pm.

Sprinkler Recall - Affordable Fire Protection is ready to schedule the replacement of the defective sprinkler heads.

- Will need access to all units.
- February 9 - 13th, and February 21st are the dates we will present to Affordable Fire Protection as dates for the replacement

Minutes of November General Meeting - Approved and posted at the mailbox and on website.

February Bills - The following will be included with the February bills: Minutes from November 2008 Annual Meeting, 2009 Board of Directors List, 2008 Accomplishments and 2009 Goals, 2009 Budget, and 2008 Budget and Actuals

Meeting Room at Hembree Creek Park - will still be having monthly meetings at Hembree Creek Park at a cost of \$37.50 per month.

Amendments from Annual Meeting in November - there were 47 total votes received for the amendments.

- Staggered Terms: 35 yes, 12 no
- Financial Review: 32 yes, 15 no

Resident Directory - Unit 224 was sold, and resident list was updated

Vehicle ID stickers - one resident not in compliance, and will be discussed in Executive Session

Gate Remotes, Mailbox Memo Holder, Website - no new issues or updates

Property Inspection with Ron Lockwood - will postpone this until March so can do inspection and new painting when weather is warmer.

Bridge Update - have started cutting more trees in preparation for construction.

Landscaping Issues

- Water ban - no updates

Maintenance Issues

- *Lights are still out behind building 200; Georgia Power has been contacted and they say they need to bring a large truck behind the building to fix the lights; Working Solutions still calling to find out when and how they plan on fixing the lights.*
- *Icicles lights at mailbox to be removed sometime this week*
- *A resident wants the lock changed to their resident; since the post office installed the mailboxes, resident will need to contact the post office to have it replaced at their cost. Working Solutions has already contacted resident.*
- *A to Z has fixed all issues that were presented at the November meeting*
- *Staining on deck at #312 is completed*
- *Painting the ceiling strip in building 200 completed*
- *Bonney completed fixing the gutters in buildings 200 and 400*
- *Breezeway lights cleaning schedule, will talk in February and see how many times we can afford to do this during the year*
- *Will monitor the gutters on all buildings and schedule cleanings accordingly*

Unit Sales

- ***Units for Sale at present:** #101, #102, #212, #218, #305, #318 and #406. All other realtor codes were deleted and new codes assigned. #111 is still not for sale, will keep Board posted. Should confirm if these units are still for sale.*
- ***Units that can be rented:** #324 has renewed his lease, will expire November 30, 2008. Will call to see if lease has been renewed.*
- ***New units for sale:** None reported to date. New Sales Policy Letter being sent to owners and gate codes assigned for realtors when reported.*
- ***Contracts:** None have been received.*
- ***Units Sold in 2006 (18):** #113, #114, #122, #124, #201, #206, #214, #226, #302, #312, #315, #317, #322, #327, #406, #412, #423 and #511.*
- ***Units sold in 2007 (14):** #114, #213, #216, #217, #305, #315, #328, #411, #412, #413, #414, #422, #513 and #527.*
- ***Units sold in 2008 (1):** #224*

Financial Presentation as of January 12, 2009

Operating Account Balance: \$ 5,911.91

- *Review December income and expense report & 2008 Annual/YTD overages carrying over to 2009. Discuss option of using 2009 landscape improvements funds or other line items to cover overages.*
- *December Financial to be brought to the meeting.*
- *Address any financial questions presented.*

Reserve Account Balance: \$ 130,512.66

- *Reserve transfer has been made through December, 2008. We made our final payment (December's) on January 6th. Reserve balance is now current.*
- *Reserve allocation in 2008 is \$ 2,750. This is the budgeted amount. (p/ Victoria - we agreed to lower our monthly reserve allocation for 2009 in order to absorb costs & not increase monthly dues).*
- *Monthly transfer for 2008 was \$ 3,222.17. This includes the funds not transferred in 2007.*
- *Monthly transfer for 2009 is \$ 2,333.34.*
- *We had to borrow \$5,000 from the reserves in December to pay off remaining landscaping bills and legal fees.*

Contingency Savings Account: \$ 435.33

- *We will be transferring \$ 416.66 monthly to this fund from the operating budget.*
- *Funds have been transferred through December, 2008.*
- *The funds in the account were used to pay the insurance deductible of \$2,500 and to pay the landscaping improvements that were over budget and legal fees over budget.*

General session adjourned at 7:45pm.

Minutes prepared by Robbie Hunt, Board Secretary. Revised by Victoria Boodoian, Board President.