

Hembree Creek Condominium Association: Board of Directors Meeting Minutes — July 12, 2010

GENERAL SESSION: 6:40-7:50pm

Board Members Present: Victoria Boodoian, David Wurtenberg, Laura Donnelly, Bill Ison, Robbie Hunt and Gerri Schwartz of Working Solutions.

1. **Open Forum** –Victoria commenced the meeting. No homeowners attended. Victoria discussed an article in the AJC about another condo association handling non-paying homeowners. Also discussed the auction of the unit in the 200 bldg. While we cannot prevent the auction, the purchaser is responsible for understanding our HOA guidelines.
2. **Recurring Monthly Business:**
 - ⑩ **Neighborhood Watch** – Presented in 2008. No new volunteers have come forward. Current volunteers: Ada D’Aniello – bldg 200/1st breezeway; Lea Trevino – bldg 300; Janet Decker - bldg 400/1st breezeway; Roxanne Rosenberry – bldg 500. No new information to date.
 - ⑩ **Minutes:** May Minutes and June minutes will be presented prior to the next meeting. March minutes are also in the process of being completed.
 - ⑩ **Resident Directory:** Total of five (5) closings in 2009. Two (2) closing in 2010 to date.
 - ⑩ **Vehicle ID Stickers:** “New Policy Announcement” letter was sent out with /Guest Passes as requested.
 - ⑩ **Hembree Village:** Nothing new to report. Lawn is being maintained per city code.
 - ⑩ **Remotes for Gate:** 1 Remote purchased, money given to Gerri.
 - ⑩ **Message for August bills:** Pressure washing announcement going out with August bills.
 - ⑩ **Update on web site** -. Homeowners/realtors will be given Laura Donnelly’s email address Laura working to get into domain registrar account / host to review subscriber list options.
3. **Working Solutions updated gate code list with North American’s entry number.**
4. **Mail Delivery Issues** Nothing new reported. Contact Lisa Allen, delivery supervisor for 30076 (770-641-0372).
5. **Entry Gates:** Patricia Singer reported that 2 deliveries could contact her from gate last week. Kenneth checked the gate the next morning and all was working.
6. **Resident Communications/Issues:** All correspondence received and discussed in Exec Session.
7. **Pool Update:**
 - ⑩ The cost to install a mirror is approximately \$50. Board is concerned with glass at the pool and vandalism. Therefore, the Board is not approving at thist time.
 - ⑩ Pool furniture is to be pressure washed before considering the purchase of new furniture.. A2Z will do this at no additional charge. They be on –site July 26th-30th for all pressure washing.
 - ⑩ 24/7 is treating the pool area monthly for the pool season.
 - ⑩ Pool equipment will be relocated to back right fence per Wes & Victoria’s instructions.
8. **Signage:**
 - ⑩ New community entrance sign update: Need Randy to move the stakes per Board’s update to sign location. Will send Cowan Signs deposit and start the permit process once the area is re-staked. John with Chipper Tree Service was asked to inspect the tree by the sign to see if it should be removed before building the sign. Gerri will talk to Rodney Reese of Brumbelow/Reese & Associates, a local surveyor (770-475-6817) once we are ready to start the project. Cowan will also contact Kenwin Hayes from the City of Roswell (770-594-6437), when we are at the permitting stage. As a reminder, we spoke to Charles Fillis (404-696-5985) who was referred by Neo. He did have someone mark the boundaries.
8. **Landscaping issues:**
 - ⑩ Non-drought schedule: (Fulton Co./not City of Roswell.) As of 6/10/09, Mon-Wed-Sat > even or un-numbered addresses; Tues-Thurs-Sat > odd numbered addresses. No specific time of day. Discouraged between 10am – 4pm.
 - ⑩ John from Chipper Tree Service removed trees as proposed. Work completed July 12th. A final walk through with Victoria will be scheduled before final payment is made. The reduced price given is \$15,000. All issues discussed at the June Meeting were addressed as part of the project. This invoice will be paid after approved from the reserves. Chipper Tree Service did a ton of extra work for free.
 - ⑩ We also paid Kadas Environmental (Alpharetta Arborist) \$500 as proposed from reserves
9. **Maintenance issues:** All requested work orders have been scheduled, completed or in process.
 - ⑩ New breezeway ceiling lights have been installed.
 - ⑩ Georgia Paving was paid \$3,372 in June.
 - ⑩ No breezeway cleaning this quarter since we are pressure washing.

- ⑩ Mark of Drainage Solutions did replace the sod.
- ⑩ Pressure washing bid was confirmed, they will not include decks but will include the pool furniture and mail box area for no charge. If requested, they will charge the homeowners \$35 for both of their deck areas.
- ⑩ Gutter cleaning has been completed.
- ⑩ Mad Hatter completed all outstanding issues to dryer vents.
- ⑩ Locks to the gates have been installed by Larry. Reminder: cost to re-run the wire under the street for the call box is \$300. Cost for the locks was \$300. Gerri to find out where the keys are and how to unlock the arms.
- ⑩ Kenneth re-attached the cable box on the back left corner of building 300 as instructed.

10. Reviewed June Action List

11. Status of Units:

- ⑩ **Units for Sale at present** : #101, #102, #217, #225, #305, #322. Updates on foreclosure status to be given in Exec session.
- ⑩ **Units that can be rented**: #324 & #328
- ⑩ **New units for sale**: none.
- ⑩ **Current contracts**: none at this time.
- ⑩ **Units Sold in 2006 (18); Units sold 2007 (14)**: 114, 213, 216, 217, 305, 315, 328, 411, 412, 413, 414, 422, 513, 527. **Units sold in 2008 (1)**: 224; **Units sold in 2009 (5)**: 212, 218, 225, 318 and 511. **Units sold in 2010 (3)**: 111, 316 and 522

12. Financial Presentation as of July 12, 2010:

Operating Account Balance: \$6,708.59

- ⑩ June Financials distributed to the Board at the meeting.
- ⑩ Addressed any financial questions presented.
- ⑩ Received first Dirty Works billed charging bi-monthly.

Reserve Account Balance: \$146,772.35

- ⑩ The Reserve payment of \$2,750 is paid through April 2010. Gerri will check balances later this month to see if more can be transferred. Will catch up on the reserve payments as soon as cash flow permits.
- ⑩ Paid for the Asphalt repair in the amount of \$3,372 and \$2,375 for the down payment on the new breezeway ceiling lights. Will take out the other \$2,375 once installation is completed.
- ⑩ 2010 monthly reserve allocation is \$ 2,750.00.

Contingency Savings Account: \$2,265.39

- ⑩ Transferring \$416.66 p/mos from operating budget. Funds transferred through July 2010.
- ⑩ 2010 allocation is \$416.66 per month.
- ⑩ We paid Wes out of this account as instructed, \$4,869. We have not been able to put these funds back to this account as of yet.

General Session adjourned at 7:48. Executive Session commenced at 7:50.