

GREGG PARK HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES

May 18, 2010

The Gregg Park Homeowners Association Board met at 6:00 p.m. in the Arlen Cotter Room of the Gregg Park Clubhouse. Attending were directors Roger Whaley, Cindy Patterson, Jim Knapp, Steve Lynn, Bryan Bluestein, Don Jones and Cole McKinney. Directors Crissa Keith and Melissa Delphia were absent. Also attending were property manager Robert Weston and recording secretary Debra Paysinger. President McKinney called the meeting to order. The minutes from the April meeting were approved.

HOMEOWNER CONCERNS

- Concerns were noted regarding cars parked on private property. Weston will leave notices on car windows. Newsletter will also remind that parking off the road is also unsightly.
- Weston will check on dead trees in an undeveloped lot.

FINANCIAL REPORT

MTD income was \$22,734.86, \$1,387.31 under budget, YTD \$11,400.90 over budget. MTD expenses were \$22,094.28, \$1,482.97 over budget, YTD \$24,570.32 under budget. MTD expenses were \$3,398.47 for personnel, \$2,283.33 for utilities, \$1,700.00 for landscape maintenance, \$310.00 for landscape supplies, \$5,090.31 for pool expenses, \$230.00 for clubhouse repairs, \$380.00 for clubhouse cleaning, \$489.35 for supplies, \$476.14 for irrigation maintenance, \$791.68 for security, \$2,300.00 for management fees, \$73.89 for office/ mailing expenses, \$498.19 for homeowner functions, \$4,072.92 was transferred to the reserves. Thirteen property owners were past due at time of report; all but two have paid.

MANAGEMENT REPORT

- Reviewed financials and sent past due notices.
- Prepared preliminary budget, showing no regime fee increase suggested.
- Reviewed and approved all HOA invoices for processing and payment.
- AT&T Easement – Met with Mike Quinn and AT&T to expand existing easement. Inspected proposal. AT&T agreed to payment of \$12,000.
- Tennis Courts – Continued sealing cracks. The caulk is a beige color and it was ordered from the tennis court materials manufacturer. Once the sealant cures, we will color the sealant. Please be reminded that because the color is custom and has aged, the match will never be perfect. Per the contractor's discussion with the manufacturer, the reason why the cracks are so large is poor base prep under the courts at the time the courts were constructed.
- Wind screens - Contacted Howard B Jones about measuring the tennis court wind screens, some of which are worn and several need to be replaced. Replacement screens will be ordered as needed.
- Entrance Gate – Service call to repair entrance gate phone.
- Updated entrance gate phone directory list.

- Irrigation – AT&T personnel cut some of the irrigation lines when installing the new phone pedestal. AT&T agreed to reimburse Gregg Park for repairs.
- Pool and Pavilion - Pool opened for season. Kiddie pool pump leaking, has been repaired.
- Pavilion – Graffiti on deck has been removed and painted over.
- Pool Party – Signed contract for Sticky Fingers per Margo Orlandini and paid \$489 deposit for pool party.
- Repairs - Repaired lights by road beside clubhouse.
- Landscape –Grounds Committee – Seasonal plants installed at planting areas. New sod installed at 4 way stop. Plants are scheduled to be installed at back entrance and new shrubs by pool on Wednesday May 19. Problems with back entrance valves are being repaired. Made copy of irrigation plans for contractor.
- Quail Lane/back property line – *WAITING ON QUAIL TO PRESENT PROPOSAL*
- Clubhouse – No issues. Need to consider repairing/replacing furniture.
- Ponds – *NO UPDATES at this time*
- Ponds weed control – Joe Logan has treated all ponds at least once since April 1 for algae and duckweed. He treated the ponds on Alexander Way specifically for algae.
- Roads/Engineering update – Several board members and Robert Weston met with Jim Nehez to review the roads project and scope of work. The Board agreed to contract with an attorney to represent GP to draw up a contract to accompany scope of work. Brian Crotty suggested Mike Quinn. Mike Quinn referred GP to Michael Quinn Jr, an attorney with Ellis Lawhorne that specializes in such contracts.
- Police concerns – No issues this month.

COMMITTEE REPORTS

Lake/Water Course/Roads: See Roads Project under Unfinished Business.

Recreation: No report

Clubhouse/Activities: Some furniture is looking tired; looking at reserves for possible replacement/refurbishment.

Architectural Review: Liaison Jones reported no problems with additions and landscaping requests.

Grounds: Irrigation problem adjusted. Weston will check on bid for removal of hawthorns on dam as this bid was not included in last month's committee report.

Nominating: It was reported that Lanie Epting will also work with this committee.

Finance Advisory: See 2011 Budget under Unfinished Business.

Security & Safety: No report.

OLD BUSINESS

Alexander Way/ Water Course: (See management report.)

Road Project: Knapp indicated that there had been communication gaps in the process of gathering the information needed to seek bids. A homeowner letter will be sent as soon as possible to contain meeting information and ballot. (See management report.)

AT&T Easement: Weston met with four reps from AT&T and Mike Quinn. The work was stopped, because the agreement was not complete. Mike Quinn recommended approving the contract with one line to be added to state that the box added to Gregg Park be used only for Gregg Park customers. AT&T will forward to Atlanta attorneys. A survey after the work is completed will show line locations. The agreement can be approved beforehand and signed afterwards with the attachment. Whaley suggested adding that the equipment should be removed if not needed in the future. **MOTION** by Whaley to approve the agreement as presented. There was a second; the motion passed with all in agreement.

2011 Budget: The budget was reviewed for 2011 and some revisions were made. There was discussion pertaining to a modest regime fee increase as opposed to no increase. There was a **MOTION** to approve a 3% increase in the regime fee (\$10 per quarter per homeowner). There was a second followed by discussion. The motion passed 4-3. Weston will email revisions to board members and send out a letter to homeowners.

NEW BUSINESS

NEXT MEETING: Tuesday, June 22, to vote on proposed road project.

The meeting adjourned at 7:11 p.m.

Respectfully submitted,

Debra Paysinger

Executive Recording Secretary

Approved by the Board: 6/22/10