

**GREGG PARK HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES**

June 22, 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, recording secretary Debra Paysinger, and Ad Hoc Road Project Chairman Brian Crotty. President McKinney called the meeting to order. The minutes from the May meeting were approved.

Business conducted at this meeting pertained to the Road Project.

HOMEOWNER CONCERNS

FINANCIAL REPORT

[Report on file.] MTD income was \$4,110.39, \$20,011.78 under budget, YTD \$8,610.88 under budget. MTD expenses were \$26,801.10, \$6,189.79 over budget, YTD \$18,380.53 under budget. MTD expenses were \$3,398.47 for personnel, \$2,628.62 for utilities, \$410.90 for electrical repairs, \$135.00 for gate repairs, \$1,140.90 for gate openers, \$1,700.00 for landscape maintenance, \$3,726.00 for landscape supplies, \$111.20 for pine straw, \$110.00 for ac repairs, \$2,463.58 for pool expenses, \$142.50 for clubhouse repairs, \$284.88 for supplies, \$608.10 for irrigation maintenance, \$791.68 for security, \$2,300.00 for management fees, \$92.53 for office/ mailing expenses, \$1,980.00 for professional fees, \$305.82 for homeowner functions, \$808.00 for property insurance, \$4,072.92 was transferred to the reserves.

MANAGEMENT REPORT

[Report on file.]

- Reviewed financials and sent past due notices. Sent quarterly statements to all owners.
- Budget letter with increase sent to all owners.
- Reviewed and approved all HOA invoices for processing and payment.
- AT&T Easement – Since last meeting, received plat and a copy of letter from AT&T easement coordinator. Still have not been proved approval of easement location from City of Columbia, which is what Mike Quinn, attorney, is expecting. AT&T has agreed to reimburse GPHOA for costs to repair irrigation lines and electric light pole damaged by installation crew (received \$410.00 for electrical repair but not irrigation repair).
- Tennis Courts – About 90% of cracks now sealed. Most large cracks saw cut to approximately 3-4" deep and crack has been caulk compacted. Color sealer will be ordered for top coat.
- Wind screens - Requested 2nd bid from Tennico but have not received.
- Entrance Gate – Service call to repair entrance gate phone again since last meeting. Phone line had been cut by landscape contractor. New phone line run as well as electric lines to phone pedestal.
- Pool and Pavilion - Ordered signs for pool bathrooms.
- Pavilion – Graffiti on deck has been removed and painted over.
- Pool Party – Not very well attended. Sticky Fingers ran out of food.

- Landscape – New shrubs installed in courtyard and by pool. Contractor to provide price to remove hawthorn plants by dam. Spring annuals installed early May.
- Quail Lane/back property line – *WAITING ON QUAIL TO PRESENT PROPOSAL*
- Clubhouse – Threw out two old plants.
- Roads/Engineering update – Met with Jim Knapp and Brian Crotty to review bids on June 9. Assisted with preparation of projected budget and mailed notice of Special Roads Project Meetings and assessment information to all owners. Had website manager add information to website. Set up clubhouse for meeting and attended on May 17.
- Ordered 30 gate openers and 50 new gate cards.
- Replaced damaged blind in clubhouse and repaired wooden fence by entrance road.

COMMITTEE REPORTS

OLD BUSINESS

Road Project: Knapp, Crotty, Weston and the Board discussed the positive and negative feedback obtained from the informational meeting. Whaley commended Knapp and Chairman Crotty for their excellent presentation. The Board then discussed the ballots that were sent with incorrectly worded legal verbiage. All agreed that since the vote for road repairs is so important, the vote should be conducted again following the covenants precisely and eliminating any question regarding the legitimacy of the result. It was decided that all votes previously cast would be void and not counted. Because Liaison Knapp's Board term ends in September, Roger Whaley will assume this position as conditions permit. It was decided that Crotty will call F&ME to request an extension on bids and will email McKinney, Knapp, Whaley, and Weston with response. Lynn will draft the homeowner letter of explanation which will be included with the valid proxy ballot. Lynn will email letter for additions/changes to all Board members. Crotty will email correctly worded proxy ballot to Weston. It was agreed that the voting meeting will be held on July 20. **MOTION** to approve expenditure of \$4,700.00 to incorporate surveying and engineering of Alexander Circle/Catesby Circle area for storm drainage construction. There was a second; all agreed.

Alexander Way/ Water Course: Weston will contact attorney to expand legal opinion from 2002. Weston will apprise Crotty.

NEW BUSINESS

NEXT MEETING: Tuesday, July 20, to vote on proposed road project.

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Debra Paysinger

Executive Recording Secretary

Approved by the Board: 7/20/10