

GREGG PARK HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES

August 17, 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, Don Jones, Cole McKinney, Crissa Keith. Directors Bryan Bluestein and Melissa Delphia were absent. Also attending were property manager Robert Weston, recording secretary Debra Paysinger, Jim Nehez of F&ME, and property owner Bob Mandell. President McKinney called the meeting to order. The minutes from the four July Board meetings were approved.

HOMEOWNER CONCERNS

- Mandell addressed Board enforcement of Gregg Park rules. Concerns included property values, rentals, the appearance of yards, street parking, and traffic supervision during the road project. Discussion followed. Weston and Whaley will work on ideas for presentation at the October meeting.

FINANCIAL REPORT

[Report on file.] MTD income was \$42,963.53, \$18,130.19 over budget, YTD \$18,130.19 over budget. MTD expenses were \$19,350.15, \$8,948.26 under budget, YTD \$8,948.26 under budget. MTD expenses were \$3,398.47 for personnel, \$2,795.15 for utilities, \$2,092.70 for landscape maintenance, \$1,807.81 for pool expenses, \$65.00 for clubhouse cleaning, \$595.48 for supplies, \$804.06 for security, \$2,365.00 for management fees, \$53.48 for office/ mailing expenses, \$500.00 for homeowner function. \$4,873.00 was transferred to the reserves. Capital expenditures were \$11,777.33.

MANAGEMENT REPORT

- Reviewed financials and sent past due notices.
- Reviewed and approved all HOA invoices for processing and payment.
- AT&T Easement – Still waiting on City of Columbia to sign off on easement.
- Tennis Courts – about 90% of cracks now sealed. Contractor will order colorant for caulk.
- Wind screens – quote to replace - Howard B Jones – \$4,064.83 vs Tennico - \$5,550
- Entrance Gates – Back gates damaged from lightning. Replaced in ground safety loop and controller boards on both operators at back gate.
- Repairs – Jimmy put asphalt cold patch in 2 potholes. Repaired wood fence on upper hill at front entrance.
- Landscape –Grounds Committee – repaired storm damage from early August storm. Replaced damaged flowers at front entrance. Repaired irrigation on guard rail at front entrance.
- Spillway – Cleaned out spillway, repaired pump.
- Quail Lane/Back property line – *WAITING ON QUAIL TO PRESENT PROPOSAL*
- Clubhouse – Parquet floor repaired in SE corner.
- Ponds – Continuing - Off site discoloration of Alexander Way water course. *Ft. Jackson surveyed silt accumulation in all ponds. No updates at this time 8/17/10*
- Ponds weed control – Ponds have been treated, including Alexander Way watercourse.- Roads Project – Sent notices and attended several meetings with owners and board. Ordered and installed signs, brochure holders, updates to website, posted copies of updates on site in holders, hand delivered 2 separate notices to owners in 200-259 Alexander Circle. Sent emails to board, Jim Nehez and REA Contracting regarding scheduling, etc. Worked with NBSC regarding establishing line of credit for \$300k.

- Legal – Worked with Hal Hanlin of Callison Tighe regarding Alexander Way roadway ownership issues. Worked with Michael Quinn of Ellis Lawhorne regarding contracts and resolutions for paving. Worked with Mike Quinn of Quinn Law Firm regarding AT&T Easement.
- Annual Meeting – Retyped candidate resumes and prepared mailout for annual meeting on September 21.

COMMITTEE REPORTS

Lake/WaterCourse/Roads: Ouzts (Chair of Architectural Review) has been handling this committee. Knapp volunteered to serve as chairman since he rotates off the Board next month.

Recreation: No report. It was recommended that property owners call the police if people are seen in the pool after pool hours.

Clubhouse/Activities: No report.

Grounds: Liaison Keith reported that the committee met to discuss fall plantings and removal of the hawthorns at the dam.

Finance Advisory: No report.

Security & Safety: Patterson reported that interest levels within the community are nowhere near the required 80% level for the Neighborhood Watch Program.

OLD BUSINESS

Road Project: Nehez noted that the project was going smoothly. Nehez advised that there be designated rep(s) who coordinate with Nehez when working with the contractor. Whaley asked for weekly overage reports so that Board members could monitor the budget. Nehez advised that they were still working on figuring out the source of water flow on Alexander Circle. Nehez further advised that weekly notices regarding specific work areas would be posted on the GP website and available for pickup in the box at the clubhouse. Nehez said he would talk to the contractor regarding traffic control. Weston will write a letter to the City outlining concerns about trash pickup during and after the project, to include scooping methods and hydraulic fluid release. He said he would try to speak with Leona Plough at an area meeting as well. McKinney and Knapp were thanked for their hard work on this gargantuan project.

Alexander Way: Weston said he has only received two of the plats requested from Alexander Way owners.

AT&T Easement: No update.

NEW BUSINESS

NEXT MEETING: Annual Meeting, 7 pm Tuesday September 21, at the clubhouse.

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Debra Paysinger

Executive Recording Secretary

Approved by the Board: **9/21/10**