



May 10, 2007
Board meeting Minutes

Attendance: Board Members: Dennis Brunner, Sandy Kuhn-Chun, Fred Seamen, Nancy Stanley, Brenda Segall, Ivan Green, Angela Shever (late). Absent: Mindi Weaver

Residents: Darryl Wheeler, Jim Perry

Meeting called to order at 8:20pm.

April Minutes approved.

Finances-Fred Seamen:

- Fred agreed to stay another 3 year term on the board
- \$7000 CD will be deferred until June
- Regions Bank Note to be renewed on July 1 for mortgage.
 - 1) usually renewed every 3 years
 - 2) will renegotiate pay-off date to 5-7 years
- Big payments coming up for July 1:
 - 1) Liability Insurance
 - 2) Pool Contract Installment

Landscaping-Angela Shever: Report conveyed by Darryl Wheeler

- Sandy to water potted plants at pool while Darryl gone
- 12-15 flats of plants for summer planting
- Stump of river birch inside pool cut down
- Broken Squeegees disposed of
- Tru-Green is to put chemicals on the grass thru December
- Areas are looking good; some grass growing where only moss was before

Website, Lake, New Business-Nancy Stanley:

Website

- Will update Homes for sale page
- Will post Piano Lesson Ad
- Still need picture of Ivan
- Still need to draw up a message board & request bid from Daryl
- Who's ready to learn websiting?

Lake

- Sent out Lake letter to committee with assignments
 - 1) Will meet with them sometime next week

New Business

- By-laws and Covenants
 - 1) Over past several months, I've read and summarized above.
 - 2) handwritten; not typed yet.
- New Prospective Board Members
 - 1) Gretchen Faber is on board and wants to do Landscaping

- 2) Kevin Wagner's in; gave me a bio to post and present @ annual meeting
 - He'll be out of town
 - Interests: lake and Arch Control
- 3) Jim Perry is up to serving;
 - Interests: lake and Arch Control
 - some Experience with budgeting

Pool-Sandy Kuhn-Chun:

- Due to no winter maintenance with pool contract:
- Pool water and sides stained with algae
- Options:
 - 1) Chemically shock water and hope for stain elimination: \$800 (Atlanta Pools)
 - 2) Acid Wash after draining pool: \$1500 NOT RECOMMENDED due to age
 - 3) Drain pool, pressure wash, and bleach treat: \$500 (Kenton Chun)
- Motion for option (3) by Fred; Ivan 2nd; motioned carried
- Pool OPENS for use: 5/26; Pool Party 6/2.

Maintenance-Ivan Green

- Shower redesign for pool area will be considered
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Special Events: Brenda Segall

- Book Club Met- short story author
- Next Event Pool Opening Party on June 2nd @ 4pm. Pizza, beer, lemonade; residents bring sides

Tennis-Mindi Weaver (absent)

- Windscreen tacked back up on parking lot side of courts.
- One mixed doubles team will play out of our neighborhood this summer.
- Men's ALTA team from the spring paid dues of \$200.00 after receiving letter from Dennis
- Broken picnic table and old umbrellas removed from under tennis pavilion and thrown away
- Tennis pavilion needs pressure washing...it's green in many places. Would like to check with Leah Bocinsky and get a quote.
- (Suggestion made at meeting for tennis teams to have a work day to pressure wash/clean pavilion due to funds shortage. No motion made to allocate funds.)

Old Business

- GDOT - no news as to closing date; Dennis will contact
- Board Members running for office on Annual Ballot:
 - Fred Seamen
 - Kevin Wagner
 - Jim Paerry
 - Gretchen Faber
- \$50 Dues assessment for special projects last year
- Suggested by Fred to make it a permanent increase with the \$50 to go into the Special Funds Bank Account since subdivision is 22 years old & requires maintenance
 - Motion to increase annual dues by \$50 by Fred
 - 2nd by Nancy

- Vote For: Ivan, Fred, Dennis, Brenda, Sandy, Nancy; Against: Angela

New Business

- Dennis on State Citizens Advisory Board for Long-term expansion of GA 140 from Mansell to East Cherokee Drive
- 1st meeting was tonite before Baard Meeting
- Phase 1 is from Mansell to Ranchette
- Phase 2 is Ranchette to Mountain Raod
- Phase 3 is Mountain Road to East Cherokee
- Corridor Study is currently being conducted
 - what historical landmarks are to be preserved
 - what areas to avoid plowing through
- 2009 is Preliminary Design for entire corridor
- 2014 ROW of Phase 1 is expected to be obtained...

Meeting was adjourned 10 pm. (Minutes by N Stanley)