

Chattahoochee Run Community Association

Board Meeting
January 4th, 2009
Community Club House
Suwanee, GA. 30024

Attendees: Amy Hickman President, Judy Caponigro Vice-President, Leo Lawrenson Treasurer, Scott Hall Secretary & Jodi Phillips CMA

- I. **Open Board Meeting**
 - A. Attendees:
 - i. Bill Panzer
 - ii. Jamie Castro
- II. **Call to Order.** Amy Hickman called Open Board Meeting to order at 7:12pm.
- III. **Verification of Quorum:** Quorum was present with four Board members present.
- IV. **Meeting Minutes Review and Approval:** December minutes were reviewed by Board Members. Leo made a motion to approve the December minutes. Amy seconded the motion. Judy Caponigro abstained as she was not present in December. The vote was unanimously approved by all to approve the December 2009 minutes.
- V. **CMA Action List**
 - A. Street Signs – Global has not reviewed the signs as promised. CMA contracting three companies to review and offer opinions.
 - B. Pool –
 - i. Concrete has been repaired and mobile lifeguard stand will be delivered Jan 4th.
 - ii. Pool tags submitted to board. Tabled indefinitely. Deemed not enforceable.
 - iii. Locks have been placed on both pool gates. Keys in CMA lock box.
 - C. Annual meeting notice.
 - i. Notice letter submitted to Board by CMA. Board approved satisfied with letter. Judy offered to hand deliver. Board noted that letter should be mailed.
 - ii. Board suggested \$50.00 contribution to Jerry & Linda Bailey for their tireless work taking care of the clubhouse. Leo made a motion to approve \$50.00 for the Baileys. Judy seconded. Vote taken and unanimously approved.
 - D. Clubhouse
 - i. Phoenix will begin exterior repairs after January 6th.
 - ii. Exterior colors being approved by ACC.
 - iii. Phoenix will provide Board with a proposal to paint interior, end, two walls in the upper room of the club house.
 - i. Phoenix will provide CMA with a quote to paint tennis huts.
 - ii. Ceiling spot repaired.
 - iii. Arbor to be repaired. Tom Brown (pool committee) would like cross members to be bracketed to rails rather than "toe nailed". CMA to investigate.

- iv. Left slider needs additional work. Jodi noted that this will be repaired by project completion.
 - v. Restroom weather stripping will be replaced when clubhouse project begins.
 - vi. Both down stairs doors have been planed and close properly. Quotes to install steel doors will be provided once painting begins.
 - vii. Phoenix to inspect back deck columns and provide repair quote.
- E. HVAC – RFP’s were sent to 5 vendors regarding the replacement of the two upstairs HVAC units. 3 proposals received. Due to the differences in the proposals CMA recommends delaying a decision until further investigation and comparison can be made.
- F. HVAC concrete pads – RFP was sent for the installation of the concrete pads Under the HVAC units instead of the current landscaping. CMA recommends delaying decision of HVAC replacement. Georgia Paving was recommended by CMA.
- G. Brick entrance monuments
- i. RFP’s sent to seven vendors for brick and mortar repairs. 2 vendors responded with proposals.
 - ii. It is noted in the Reserve Study that the wall on Grand Vista Approach is settling more due to pine trees. Board does not wish to remove trees. Euro proposes a cosmetic bid. Leo made a motion that we accept Euro’s \$500 proposal. Scott seconded. Vote to accept Euro’s \$500.00 proposal to fix monument unanimously accepted.
 - iii. Towing
 - a. Willards has received HOA contract and is ready to begin tagging and and towing.
 - b. Vehicles can not be towed for 24 hrs after tagged. Towing license requires a 24 hr. wait period before towing. Judy to check with council regarding 24 hr vs overnight.
- I. McGinnis Ferry Signs – The DOT will remove and store signs. No action need at this time.
- J. Tennis – Courtsport reviewed the tennis courts and found that resurfacing is not Needed in 2010. Crack repair will cost no more than \$1000.00. 2011 Board can consider resurfacing in 2011.
- K. Landscape –
- i. Davis will provide a one time 12 month ant treatment beginning in March to treat the field.
 - ii. Irrigation around clubhouse shut down due to leaks. Pending until spring.

VI. **Committee Reports**

- A. Safety and Security – No report
- B. Pool – Board to recommend to pool committee that Swim Atlanta be reminded that the gates be closed and locked at all times.
- C. Tennis – No report.
- D. Club House Committee – Kim Brown submitted proposed clubhouse refurbishment budget.

- E. Fields Committee: Scott Hall to stay on the Field's Committee and organize a "use of fields" guideline. To be discussed and organized at annual HOA meeting.
- F. Social Committee:
 - i. Jamie Castro to step down.
 - ii. Julie Raker and Bill Panzer to chair.
 - iii. 2010 Event Calendar submitted.
 - iv. Holiday bazaar idea: Local residents to sell crafts and wares. Board requests that this event is overseen by Social or Clubhouse committee. This will have a \$0.00 budget and cleaning fees to be paid by vendors. No food allowed to be sold.
 - v. Board decided to honor Jamie with a \$50.00 gift certificate
- G. Welcome Committee: No report
- H. Covenants: No report
- I. Playground: No report
- J. Landscape: No report
- K. Holiday Decorating Committee to be added to committees.

VII. **Treasurer Report**

- A. Capital Reserves as of November financials 2009 were \$50,846.16
- B. \$45,395.10 left for operating budget
- C. \$34,127.39 for McGinnis Ferry monument reserves
- D. \$130,368.65 in cash assets on 11/30/09

VIII. **Old Business**

- A. Motorbikes – Tabled until meeting with residents.
- B. Run Point Bridge Repair – Bridge inspected. Some erosion, bridge is safe, no repairs at this time.
- C. Resident ID Cards – Decision not to proceed.

IX. **New Business**

- A. Clubhouse interiors discussed. Jodi felt costs were high for faucets and will look into options. Board tabled ideas for interior accessories for later discussion. New refrigerator was quoted at \$800.00. Board asked to revisit unless replacement was urgent.
- B. Community Photos. The Board reviewed the offer of a community photograph web site. The Board decided not to sanction the establish this project due to liability risks outlined by HOA counsel. Amy Hickman was to contact Gary Nelson with the decision.

IX. **Adjourn Open Board Meeting**

- A. At 8:15pm Amy Hickman adjourned the open Board Meeting.

XI. **Open Forum**

- X. **Meeting Adjourned** – The meeting was adjourned at 8:22pm.

