

Chattahoochee Run/Point Homeowner Association

Board Meeting

March 2nd, 2015

Community Clubhouse

Suwanee, GA 30024

Board Meeting

Board members attending: Todd Sorenson, President; Paul Rose, Vice President; Craig Arrington, Treasurer; Bruce Caplan, Secretary; Gary McMillan, Member at Large; Marc Lewchuck, CMA Property Manager.

Call to Order

President Todd called the meeting to order at 7:33 PM. There were 3 residents at the meeting (see attached attendee list).

Verification of Quorum

Quorum was present with 5 members in attendance.

Minutes

Bruce Caplan motioned by that we accept the previous board minutes of December 9th, 2014 minutes as stated and this was seconded by Craig. All were in favor.

Pact Officer Visit:

Corporal Byun attended and conducted a general discussion- He said there are no concerns in the neighborhood. There was been one robbery and burglary in the area but nothing on a grand scale that would cause any huge concern. A homeowner asked for presentation material for the neighborhood at a future meeting. Corporal said maybe some time in May for the kids. Also a question on Cybercrime came up as a major issue that needs to be addressed and would be of interest to the neighborhood.

Corporal Bynum is on the night shift now and drives through between 2 and 4 a.m. Suwanee Police are patrolling some of the stop signs in the neighborhood. One person asked about Craig's list and what can be done. Corporal said people could do the deal at the Police Station if need be.

Spring Spruce up

We will ask Tom Brown when the pool will open this year so we have no conflicts with any activity with the spring spruce up dates.

We will need a list of items to address and sent to Todd. Tentative date is the 16th of May. Todd will send an email on Chattnews as we will need volunteers.

Committee Reports

- a. **Landscape Committee-** The committee is working on gaining bids. Marian gave the report. Dan and Marian are working on a potential master plan. We should have some more concrete plans for our next meeting.
- b. **Community Garden-** Planning is under way at the end of the month for the garden participants and a cleanup will occur. There is space in the garden if anyone is interested. A bunch of blueberry bushes will be planted this year (24 bushes).
- c. **Pool Committee-** No report. Kevin Castro was asked about expanding the pool deck at the last meeting. The project was initially going to cost over \$40,000 which is cost prohibitive now. The spring spruce up will be the first phase so we can possibly prepare for some work to the pool deck in the fall. We can plan either to rip out shrubs in the spring or wait until fall. One resident had an idea of having some sort of fund raiser to assist with some of the pool improvements for shade or decking expansion. Paul is the liaison for the pool and will contact Kevin to see what the recommendations are for spruce up around the pool.
- d. **Tennis Committee-**Nothing to report other than the fencing is in need of some repairs. Gary McMillan will have a professional look at the fencing and give recommendations on repairs.
- e. **Clubhouse Committee-**Everything is looking great and will paint the big room during spruce up day. Marian, Todd and Bruce recently painted the exercise room.
- f. **Social Committee-** No report
- g. **Welcome Committee-** Not really active. Need to have it recharged. CMA is notified of a closing but has no information on specifics. We need a welcome letter from CMA. Craig Arrington will look back to see what was done in the past to try to rekindle this again. Todd will contact Mary Panzer.
- h. **Covenants Committee-**One homeowner voiced concerned about the River Birch's being hacked up beyond recognition. Asked about what could be done to advise neighbors about the proper cutting of trees according to arborists and that cutting trees to stumps is unhealthy. Bruce will check with Covenants to see if we can send a Chattiness communication to all owners. Only 3 RFMS submitted since the annual meeting.
- i. **Playground Committee-** Looking at some sod or different seed in the fields. The sprinkler system is working well and needs to be checked out for the coming year. Gary to look into options for sod or different seed in the fields and resanding.
- j. **Communication Committee-** No report other than the Directory is now in progress in the initial stages.

- k. **Safety Committee**-Judy said she has not had time to do the car counting on CRD. She is checking with the county to see if they will count cars.

Treasurers Report

- Craig gave the following update:
- We are in good health with no large or significant expenditures in the near future.
- We are keeping a close watch and eye on HOA delinquencies.
- One question came up on the lump sum early payment discount and how many folks paid early. There were over 70 homes that paid early. Early payment and delinquencies are following prior year trends.
- The outlook appears bright as we are not expecting anything large for expenditures in the coming months.
- Expense checks are paid quickly when there are expenses. Nice job CMA.

Old Business

- Nothing was reported.

New Business

- Grand Vista fences have had some damage from the recent ice storms and a question came up about what we should do? We will check with Davis to see if he can do some cleanup for us. The broken fences can be mended and possibly painted during spruce up day.
- A question came up about some trees that came down around the field fences. Also a concern about the fences by the fields and how bad they are looking. Do we need a notification to go out to homeowners that these fences need to be maintained by the homeowners? We can also address during the spruce up. Todd asked the board members to think of a potential action plan.
- Eddie Landry is quoting for the new cameras and system for the Clubhouse. We should add under video surveillance signage at the entrances.
- A resident asked about objective standards on the exercise group, Pilates and business's in our neighborhoods. There is no objective policy for the field businesses as was stated by one homeowner. As stated by Todd, we have kicked this horse to death and we have no way of enforcing these standards.

Open Forum & Questions -The following concerns, comments and questions were discussed:

All of the questions asked during the meeting are listed above under the different categories

The next 2 meeting will be April 14th and the following month will be May 12th.

Board Meeting adjourned at 9:08 p.m.