

Chattahoochee Run & Point
Executive Board Meeting
Wednesday, January 16, 2019
Suwanee, GA 30024

Executive Session

Board members present: Bruce Caplan, President; Paul Rose, Vice President; Marian Christianson, Secretary; Craig Arrington, Treasurer; Todd Sorenson, Member at Large; Merrill Walker, Advantage Community Management.

Call to Order

Bruce Caplan called the meeting to order at 6:37PM.

Verification of Quorum

Quorum was present with all 5 members in attendance

Key Point of Discussion

- Total amount in Reserve account at the end of 2018 is **\$146,000**. We could possibly move **\$30,000** to Reserves from the 2018 budget.
- Discussion was held about projects we anticipate for 2019 using the **\$175,000 - \$200,000** we anticipate will be in the Reserve budget for this year.
- Caruso will be conducting the new reserve study and should be currently working on it. Gary Caruso would like to meet with any board members available next week.
- Merrill informed us that insurance rates are going up.
- We would like for Dan Pittman to get us a bid on building a new pump house.
- Annual HOA meeting is set for February 12 at 7:00pm. We will send out a reminder in the Chatt News and on our Face Book page.
- Board agreed on spending **\$1,500** on a TV for the workout room. Bruce will let us know what he finds.
- Landscape: budget for 2019 is **\$36,163**. We need to call for approximately **\$15,000** to plant the hedge along PIB north of Vista Point Lane. It was agreed to accept the Landscape plan budget minus the last page (items 5-8 of the Davis proposal dated 11-28-18) ***pending confirmation of DOT plans for extending the 8' walking path between Vista Point Lane and Grand Vista.*** Craig moved to accept, Paul seconded. Unanimously approved. ***Update on pending item:*** Investigation into the DOT plans revealed that the

county right of way extends beyond where we had hoped to plant the tree buffer along PIB north of Vista Point Lane.

For that reason, the board unanimously approved to accept items 5-8 of the Davis Landscape improvement plan dated 11-26-2018 and table plans for adding a tree buffer to the north of Vista Point Lane along PIB until that walkway construction is complete.

(Note: all existing Leland that were planted along the right of way south of Grand Vista will be removed by the county when the path expansion work is done, likely the summer of 2021 per current project planning estimates of the DOT.)

- Todd moved to use **\$30,000** per the DBI quote, for Phase 1 of a multi—year project (Master Plan to be created prior to embarking on future projects) to create a 5-8’ wide walking trail in the woods and begin privet mitigation. Marian seconded, unanimously approved.
- Stone retaining wall along walking path between the Run and the Point will cost ~12,000 (~\$14,500 total, less ~\$2,500 agreed to be paid by the homeowner Susan Mayer, on whose property the easement lies). The homeowners of the property in the easement area on the opposite side of the sidewalk from the new wall (Herman & Marla Irayczoer) agreed to pay for having zoysia sod laid on the entire area between their backyard fence and the sidewalk.
- Kitchen remodel and clubhouse furniture replacement project will be put on hold.
- It was moved by Paul and seconded by Bruce to hire Omar Brothers to trim the mature trees in the common areas at a cost of **\$6,000**. This price is **~\$2,000** less than the recommendation from the Landscape committee to have Davis do the work. Unanimously approved.
- POA amendment progress was discussed. Merrill will provide an update on where we are with votes.

New Business

- HVAC system was discussed. It was suggested that we go to a quarterly inspection, but the board agreed to stay with twice a year and we will be responsible for changing filters as needed.
- Security camera system was discussed but it is not on the list for work to be done this year.
- We need to send a note to Jay Stephens at Davis to trim the bushes around the monument lighting.
- A call needs to be made Global about the fading street sign paint.

Executive Session adjourned by Bruce at 8:30PM.