

Chattahoochee Run Community Association, Inc.

Executive Board Meeting

Wednesday, April 10, 2019

Suwanee, GA 30024

Executive Session

Board members present: Ed Cooper, President; Craig Arrington, Vice President; Kathy Salek, Secretary; Bill Panzer, Treasurer; Todd Sorenson, Member at Large; Merrill Walker, Advantage Community Management.

Call to Order

Craig Arrington called the meeting to order at 6:05PM.

Verification of Quorum

Quorum was present with all 5 members in attendance + Bruce Caplan, prior Board President was also present in order to facilitate transition of duties to the new board.

Key Points of Discussion

- Board Composition: New board members introduced, Ed Cooper, Bill Panzer and Kathy Salek. Previous board members reviewed certain existing roles and practices related to working together as a board
- Reviewed recent Capital projects. All future projects will be discussed and addressed as agreed upon. Discussion was had regarding how to handle RFP's and community involvement going forward.
- Bill Panzer offered to host a meeting at his residence to further review and discuss the Reserve Study.

New Business

- Need to review by-laws and potentially amend board member election rules.
- Kathy requested review of guidelines and process for what requires a community vote for decisioning and what the board should unilaterally approve. Define preferred number of RFP's necessary for decisioning. (Note: recommendation made the committees, where applicable go out and gather RFP's and make recommendations (to present to board.)

Old Business

- Identify board liaison for each standing committee. This individual will be responsible for recruiting volunteers for their assigned committee and facilitate regular communications with the board.

Standing Committee Leads:

- o Tennis – Jay Puchalski
 - o Garden – Craig Arrington
 - o Pool – Tom Brown
 - o Social – Ashley Nelson (?)
 - o Covenants – Steve Condra
 - o Club House – Sherry Caplan
 - o Welcome – Bruce Caplan
 - o Landscape – Dan Pittman
- Choose Next Quarterly Board meeting: Tuesday, July 9th or Tuesday, July 16th
 - POA – new board discuss if this is still something we would like to pursue. Need **170** votes to pass and current count is approximately 125? The POA potential benefit of improved collection assessments was discussed as well as a potential concern which has been raised around the level of additional legal “powers” that may be given to the board in numerous areas. Also need to review votes based on recent families moving out of the neighborhood since the initiation of the POA amendment project.
 - Open Projects: Engineering Reserve study, Landscape plan, Conservation Easement land improvements and Hiking Trail, Run to Point retaining wall project (***could we spend some time soon discussing what all these projects are?***)

General Session called to order by Craig 7:35pm

- New board members introduced
- Committed to posting the Attorney letter addressing the by-laws for how new members are brought on and elected to be on the board to our ChattRun website.
- Committed to posting the January minutes, along with future minutes to the ChattRun website
- Concerns from the floor were voiced regarding how recent contractor work was awarded and managed involving the recently acquired Conservation Easement land. Board discussed how decisions on future major projects of broad community interest could be improved and committed to review policies and practices and document future policy changes (to be posted on ChattRun website).
[Lively discussion was held regarding concerns around initial cost and scope for proposed hiking trails - **\$29,000** contract was awarded in January of 2019 and mostly completed during early April on recently purchased 34 acre property (***\$4,000 for***

property, \$9,000 for legal fees). Maintenance and upkeep will be costly. Need a plan for what the community would like to see happen with the new property.]

- Ed proposed we poll the neighborhood on varying options available regarding the acquired property. All agreed we needed to get the community more involved in the decisions around what is done with this land.
- Topic of fencing between the athletic field and homes along Riverview Run Ln was initiated from the floor. Discussion followed during which previous board members related prior decisions made regarding the fencing as homeowner property and responsibility.
- Home owners present at the meeting (**there were 16 families represented**) would like more visibility into what projects the board plans to take on in 2019 and beyond, as well as reserve study spending, process and guidelines
- A homeowner the community effort to approve a POA, and turned in a signed request to remove his name from any potential previous vote in favor of the POA.
- Committee Member Update:
 - o Garden – Dan Pittman; 2019 budget **\$57,000** for general landscape for all common areas. This also includes holiday decorations (**\$8,000**). Any improvements are part of the reserve, budget line item **\$35,000**.

Session adjourned by Craig at 8:40PM.