

## **Chattahoochee Run/Point Homeowner Association**

### **Board Meeting**

October 10, 2011

Community Clubhouse

Suwanee, GA 30024

### **Board Meeting**

Board members attending: Eric Gill, President; Steve Condra, Vice President; Sam Kuntz, Treasurer; Marian Christianson, Secretary; Dan Pittman, Member at Large; Jodi Phillips, Property Manager.

### **Call to Order**

Steve Condra called meeting to order at 6:59 PM.

### **Verification of Quorum**

Quorum was present with five members in attendance. Board minutes to be approved upon receipt of Treasurer's report.

### **Board Discussion**

- No new homeowners at the present time.

### **CMA Action List**

- Discussion about sliding glass doors on pool level. It was agreed to ask Gray Contracting to provide examples of sliding glass doors so we would have a clear idea of the product. It was moved by Sam Kuntz to have Jodi talk to the vendors about the quality of the sliding glass doors. Seconded by Dan Pittman.
- It was agreed that Jodi would authorize Gray Contracting to tint the windows upstairs for a cost of \$340.00.

### **Old Business**

- Discussion about erosion by stairs next to the clubhouse. Davis Landscaping plans and bid were reviewed. Sam Kuntz moved to go with Option #1 for the landscape project. Seconded by Dan Pittman.
- Jodi will have the upstairs and downstairs carpets professionally cleaned by Superior Services.
- An 11:00 meeting on Wednesday, October 12, 2011 is scheduled with Global to look at the neighborhood signs.

- Discussion about neighborhood email news and what will be allowed. It was agreed that the news currently is monitored but that we will get quotes from CMA to monitor emails.
- Board will discuss rules about emails from neighborhood.
- Board will review bids for replacing clubhouse HVAC systems.

### **Committee Reports**

- **Clubhouse Committee** – Marian Christianson will gather more information about new ceiling fans for the clubhouse.

### **Treasurer**

- As of Sept 30, we had Operating cash of \$43,232.13 and cash reserves of \$144,306.20. We were below our income projections and below our expense projections for Sept.

### **New Business**

- Sam Kuntz suggested looking at energy audit for clubhouse and tennis courts. Jodi suggested getting prices to conduct the electrical audits.
- Timers on tennis lights needs attention.
- Jodi will check with Swim Atlanta about salt water system for pool.

**Board Meeting adjourned at 8:15 PM.**

### **Open Forum**

- Maurice Cook, resident, present. Reported on workings of Suwanee City.