

## Minutes

Date: October 28, 2015

Time: 7:00 p.m.

Place: Club House

1.) Meeting called to order by president, Jeanne Aulbach

Members present: Jeanne Aulbach, President; Armand Palla, Vice-President; Tom Cole, Vice-President, Ardie Sudduth, Secretary, Harry Frazer, Treasurer, Tammy Foley, Representative of CAMA Communities, Chris & Amy Bricker, Ashlyn Hughes, Security Camera Presentation, John, representative of ATG Group.

2.) Welcome to Ardie Sudduth, new BOD member

### 3) Past Due Review

- Request to CMA to send a report of HOA members who have past due accounts in a format that lists the name and address sorted by amount owed in descending order without breakout to allow the report to fit on one page.
- There are a significant number of homeowners that have past dues.
- Homeowners continue to send payment to Access. The BOD will waive late fees for those who paid through Access in October. These homeowners will be sent a letter reminding them that HOA fees are to be paid to CMA.
- POA has filed suit against a homeowner who owes significant money for HOA fees and collected a judgement that has been reviewed and approved. CMA ledgers will need to be adjusted to reflect the settlement. Payment agreement was reviewed and approved. Homeowner payment made for year, but short one month. Current balance will need to be determined and reconciled with L & J (legal services). Ms. Foley will work with accounting to reconcile this homeowner's ledger with L & J.
- Homeowner (HO) in settlement making payments as part of an agreement to pay off the balance that is now \$447. Paying monthly—last payment 10-1 was \$50; therefore the HOA needs to collect the remainder.
- CMA charged \$192.50 in legal fees on 8-27 to homeowner based on email from L & J. This amount charged to homeowner account. **No payment is to be made to a vendor without an approved invoice.**
- Homeowner in collection with ledger balance of \$7,910 in March now \$8436.26 with updated legal fees. No legal fees posted since 4/30. HOA has incurred additional expense not booked to H/O account. HOA has a final order and judgement of \$3,790.42. HOA will need to reconcile with L&J. L&J garnished bank account and received a payment of \$1,203. This does not appear to be on ledger therefore continues to need to reconcile ledgers. Final agreement approved. Agreement letter sent and owners' attorney responded on 3-12. BOD has asked for option on likelihood of collecting but no response except to state the actions taken shown on latest bills. BOD must consider if this is just good money going down the drain with bad? The BOD needs to hear directly from L & J as there seems to be some miscommunication. Have asked for collection efforts to cease but have not done so yet. Tammy Foley to request accounting to reconcile their ledger with L & J.
- Several new homeowners have never made a payment to the HOA. There is a need to reach out to them.

### 4) Financial Review

- Financial report presented by Harry Frazer, Treasurer. HOA dues collection has improved; the HOA is in the black. Harry will examine any misclassified items.
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### 5) Violations Review

- L&J has drafted a letter to be sent by legal of H/O's who have received their fourth warning letter and have not removed the violation cited in the letters. This has been approved. The BOD will need to determine what current violations warrant this letter.
- Current level 4 violations have been sent a final letter before self-help letter. BOD needs to review these letters to determine what further action needs to be taken.
- Inspections and letters have recently been completed by Tammy Foley. BOD is appreciative of her diligence.

- Evaluate the property at the entrance for code violation regarding overgrown grass and send code violation letter if needed.
- Police have agreed to cite homeowners at “party house” when complaints filed are going forward

## 6). Social

- Discussion of kids Christmas party –deferred.

## 7). 2015/2016 Capital Projects

- Retaining wall: Quotes to replace retaining walls are being obtained (4 to date). One rejected because too costly; another came back to review after first quote, but never got a second quote. Good quotes have been received from Drainage Solutions and Ed Castro. Castro will get back to BOD on extending retaining wall into playground area to deal with erosion. Tammy will get Huie to give BOD a CRA for retaining wall.
  1. New quote from Drainage Solutions: \$37,500 that includes \$3,800 for issues with homeowner draining to pool area, \$3,800 to extend wall into playground, \$10,350 for drain in front of wall, \$19,720 for retaining wall, and \$450 to clean and add river rock to existing drains. They will discount \$2,300 if all work done at same time so net cost \$35,200. Homeowner with drainage issues will pay some of the cost. Net without homeowner improvement is \$31,400. Strip drain 120'. No upfront payment required.
  2. Ed Castro: \$26,555. Strip drain parts \$3,316. Only 104' of wall \$23,239. No quote yet for wall or drainage improvement in playground. Requires \$50% up front.
- 2015 Ed Castro quote of \$3,971 for landscaping in playground area. Need plan showing placement.
- 2015 Golden—replace pump room doors with stronger doors opening outward--\$2,500. Work to be done by November.
- 2016 Pool—Initial quotes from Water Logic. Ken states pool does need to be resurfaced. Will need additional quotes. Schedule for spring before opening. Tammy to get other quotes for this work
  1. Resurface main pool \$17,640
  2. Resurface kiddie pool \$ 2,880
  3. Water bubblers kiddie pool \$ 2,844
  4. Skimmer covers to code \$ 210
  5. Main drain to code \$ 230—price relies on work done when resurface is done.
- 2016. Look at additional landscaping projects. Ed Castro recommends upgrading landscaping over next 3-5 years in small projects. Will set up landscape plan. Revitalize Landscape Committee? Ralph Huie will recommend some projects as well in the CRA, especially addressing dying trees behind both walls at the entry.
- 2016 Need to look at additional sod in areas not yet done. Review Spring 2016
- 2016 Tennis
  1. Crack repair for Court #3 (lower courts)
  2. Wind Screen on Court #4 is sagging; need it to be refastened
  3. Scoreboard on Court#4 is broken; likely will need to be replaced with new one
  4. A few trash cans that hang on the nmet post are broken and need to be replaced as well as the ball holders they hang from
- 2016. Need new pool umbrellas and tables. Maybe more chairs
- 2016. Golden Contracting Proposal
  1. Replace 50 gallon water heater (\$950.00)
  2. Replace water fountain. Requires realigning pipes. Can save if do both water heater and fountain at the same time.
    - a. Fountain \$4,300
    - b. Bottle Filler \$4,800
- Future—Accruing funds in separate reserve account for possible mailbox project
- Future—Use of area behind courts for walking trail

- Future—Estimate from David Jones of Balanced Repairs to extend irrigation system down Lou Ivey to Apremont Entry, approximately \$2,300. Do when landscape 3 project for that area is implemented.

### Old Business

- Still need to clean out pump room. Small community project? Ken doing some reorganization.
- Secret Garden—additional cleanup required. Consider development of walking trails. BOD to do walk through of secret garden to determine best way to consider implementation of such a project.
- Need to organize committee to work on POA Act. Floyd Dickens has agreed to lead effort.
- Problems—2 homes on Pomarine seem to be quiet for now
- Playworx--\$1,629 to tune up and clean playground equipment and add mulch. Mulch work ok. Playground equipment not properly cleaned. Did not receive invoice for review and approval prior to payment. Need to check to ensure work done properly. Jeanne to evaluate cleaning. Tammy to get Playworx back to complete job as needed.
- Met with Chris Dicks from Ed Castro to review issues. Most issues addressed. Work proceeding well.

### 8) New Business

- Legal fees \$258.28. Continued collection efforts will be made on settlement. Tammy to ask L & J not to do any more legal until chances of actual collection are determined. Jeanne will talk to regarding feasibility of actual collection.
- Tennis—received a number of unpaid invoices from Court Makers left over from ACCESS. Note: Unless it is simple lamp replacement, all electrical work on the courts should be done by All Power.
  1. Tennis net and installation—Court 2 \$265
  2. Squeegees \$178
  3. Pressure wash courts \$1,620
  4. Breaker reset \$195
- More tennis—Note: \$34.95 sent also to Julie Ellis (Dominquez). Julie was requested to destroy the check. Tammy will ensure that credit is posted as soon as possible.
  1. Dean Bennett—Team management web site \$ 34.95
  2. Julie Ellis—Reserve My Court web site \$ 200
  3. All Power Electric—repair breaker connection \$ 401.63
- Ed Castro—Fall mulch installation-- \$ 2580
- Balanced Repairs—Replace and bury irrigation system wiring at playground \$ 1,450
- Color Burst—Winter annuals—(to be replanted mid Nov) \$ 2580
- CMA—Clubhouse-replace burned out flood lights, adjust pool Gate and electric panel inspection \$ 345
- Application of “Johnny Grip” to tile floors in hallways, men’s and women’s restrooms, \$520
- Review of entry camera proposals.
  1. All offer similar systems. ATG recommended by Chris Bricker and Ashlyn Hughes who took the time and energy to pull together our options. After presentation at meeting, it was moved by Harry and seconded by Tom to approve the AT Group’s Camera Service . Motion carried unanimously. Jeanne will sign contract and forward to ATG.
    - a. ATGroup--\$4,852 plus recommended 10 hour prepaid service \$690
    - b Southeastern Security Professionals-- \$6,140
    - c. Control By Net-\$3,143 plus \$48/month maintenance fee
- Required backflow testing—Psycho Plumbing scheduled this month
- Application of “Johnny Grip” to floors in the Club House Need quote.

- Meeting adjourned: 9:00 p.m.

**9) Next Meeting will be November 18, 2015 at 7:00 p.m.**

Respectfully submitted  
Ardie Sudduth, Secretary