

**LOST CREEK HOA ANNUAL MEETING
JANUARY 21, 2018**

ATTENDEES:

Board:

President:	Tom Hatch
Secretary:	Betty Serati
Treasurer:	Nancy Gayler
Clubhouse:	Kate Withers
Maintenance:	Rick Finch
Pool:	Pat and Phil Fisher
Landscape:	Terry Brooks

Committees:

ACC:	Ken Carpenter
Tennis:	Robin Toole
Website:	Kelly Stroud

Guests: Representatives of 30 Lost Creek Families

After a Social with Beverages and Snacks, President Tom Hatch called the meeting to order. He thanked the Board and all the Committee chairpersons for a good year. Tom also passed around a sign-up sheet for Lost Creek residents to sign up for committees.

Reports from Officers and Committee Chairpeople:

POOL – Pat and Phil Fisher:

- Last year was an interesting year with the pool management company which Lost Creek has had for 10 years. There were issues with lifeguards, among other things.
- Going forward, Lost Creek has contracted with a new Pool Management Company. This company has already placed their sign on our pool gate.
- In addition, the new company is giving Lost Creek extra service in the form of work around the pool area and an extended season; the pool will stay open for an extra week in September through the Cobb County Fall break.
- The pool committee would like assistance from the neighborhood, and it should be “smooth sailing” for the 2018 season.
- The Lost Creek pool is a “swim at your own risk” pool, even with a lifeguard in attendance.
- The lifeguard will be at the pool from 12:00 p.m. to 6:00 p.m., although the pool will be open earlier and later.
- Everyone is encouraged to lock the gate if the last to leave the pool and make certain the door to the restrooms is locked.
- Phil also requested that no one duplicate their pool key to give to a friend.
- The Lost Creek pool will open the first weekend in May.

- Pat and Phil are serving their 4th year as the pool committee, and they look forward to showing others what is involved in the position, so that someone else can be in charge of the pool for the 2019 pool season.

MAINTENANCE – Rick Finch:

- Rick has already had our newest Lost Creek resident, Robert Smith, offer to assist with maintenance. In addition, Terry Brooks has offered to help, as he has been doing throughout.
- Rick stressed that Lost Creek was begun in 1988. It is aging and requires more maintenance.
 - The entrance signs need painting.
 - Some of the bridges need rebuilding.
 - The fences need work.
- So, Rick is appreciative of residents who will “share the knowledge” of what keeps Lost Creek looking good.

TREASURER – Nancy Gayler:

- Nancy stated that we were under our 2017 budget by \$8000
- She passed out the proposed Lost Creek budget for 2018, along with the 2017 budget for comparison. Also given out was the Financial Summary as of December 31, 2017.
- Some future capital projects for 2017 have been moved into the 2018 budget. For example \$16,000 for clubhouse bathroom renovations was included in the proposed budget and is no longer listed as part of “Future Capital Projects to be Considered”.
- As of December 31, 2017, Lost Creek has \$14,193 in the checking account and \$38,223 in the savings account for an end-of-the-year balance of \$52,416.
- Our 2017 operating income was \$94,269, and the total operational expenses were \$108,333.
- The 2018 projected expenses are \$114,127, and the 2018 projected income is \$94,269.
- Future Capital Projects to be considered (including paving the parking lot, replacing the irrigation system, and adding security cameras and cables) totals \$33,000.
- Nancy suggested that we keep a high carry-over balance to account for unforeseen expenses. We need to plan for unexpected expenses. If not, we may need a special assessment to cover such expenses – or we may need to raise the dues.
- The unexpected pine beetle infestation required \$12,650 for tree removal, when tree maintenance had a budgeted amount of \$2000.
- As the neighborhood and amenities age, they require more maintenance. It also requires more money to maintain a 30-year old Clubhouse and other amenities.
- Discussion ensued on the budget.
- A motion was made and seconded to accept the 2018 Lost Creek Budget; motion was approved.

LANDSCAPE – Terry Brooks:

- Although in previous years, Terry came in under budget for Landscaping, Terry had unexpected expenses in 2017.

- Some of these unexpected expenses included the pine beetle infestation, irrigation head repair, and storm damage to trees. We had lots of tree limbs down in the storm, and there was much debris to be cleaned up after the damage.
- The old lines in our irrigation system leak continually. Terry added a water valve to control the leaks.
- Fortunately, our 30-year old irrigation system did not have to be used until August, resulting in a substantial decrease in our water bill. We had a budgeted amount of \$3500 for water, and we spent just \$1164 in 2017.
- The new controller has wifi capabilities, so an individual can control it from a smart phone.
- Terry expressed appreciation to several individuals who gave him special assistance during the year. Chris Schwanebeck wades in the creek before every clean-up day to clean out all the debris that accumulates. Rick Finch is always there and is part of the Landscaping committee, along with his duties as Maintenance chair.
- Terry had two clean-up days: one in the Spring, and one in the Fall.
- Will Hutchins, who also experienced Pine Beetle damage stressed that it is imperative that trees with pine beetles be removed, or they will spread to neighbors' yards.
- Several residents, including Rita Fullick, said that they had their pine trees removed.
- Discussion followed on how residents can determine if they have pine beetles. Kelly Stroud said there was information on the Lost Creek website about how to identify pine beetle infestation.
- It was suggested that residents call the Cobb County Extension to get someone to check their trees.
- *(Post meeting)* Betty Serati called the Cobb County Extension. They DO NOT provide on-site inspection for pine beetle damage. They can provide a list of certified arborists who can provide this service, for a fee. This list and additional information from the Cobb County Extension will be posted on the Lost Creek website.
- Terry Brooks has served as Landscaping Chairperson for several years and would like someone to step up as the new Landscape Chairperson. Terry stressed that he is willing to stay on in a mentoring capacity and assist whoever takes on the position.
- Ron Serati asked what the procedure would be to secure a new Landscape Chair. It was said that the sign-up sheet was being passed around the room, in the hope that someone would offer to volunteer.
- While several individuals offered to assist, at the meeting no one volunteered to chair the committee.

CLUBHOUSE – Kate Withers:

- The rental fee for the Clubhouse went up in 2017 to \$125 (from the previous \$100). This is extremely reasonable. There is a calendar on the Lost Creek website which indicates when the Clubhouse is available for rent.
- The former exercise room is available for free; contact Kate to reserve.
- The number of rentals increased in 2017; there were 25 rentals.
- Kate has asked for an increase in the Clubhouse budget for 2018 in order to renovate the three bathrooms (1 in the Clubhouse and 2 with outside access). The HVAC system needs updating, as well.

- A resident, Teresa Chupp, suggested that the Playground Area, as one of the amenities prospective buyers consider, should be updated.
- Another resident, Natalie Bentley, said her children enjoy the playground as it is.
- Terry Brooks said that mulch has been added to the Playground, and the equipment should be pressure washed. It was determined that the playground needs maintenance, but does not need to be replaced.

ACC – Ken Carpenter:

- Ken said 2017 was a busy, but uneventful year, with no major problems.
- The ACC had 44 requests for approval; all but 12 of them were for tree removal. While the neighborhood is getting overgrown and the ACC will approve most tree removal requests, they do not want any “clear cutting” in Lost Creek!
- Other requests included paint color, etc.
- At least 10 yards have been completely replaced and resodded, adding to the attractiveness of Lost Creek.
- Many homes have replaced the old fescue with zoysia.
- Ken has served this year as the ACC Chairperson, and he is willing to stay on the ACC committee. However, he is looking for a new individual to step up as Chairperson.

TENNIS – Robin Toole:

- The tennis court resurfacing was an item in the budget that exceeded cost expectations. \$7000 was budgeted in 2017, and the resurfacing and line-painting cost over \$15,000.
- Robin said that the newly resurfaced tennis courts look great!
- In a recent email she requested that it is important for the residents to be mindful of the money spent on the courts. In order to keep them looking and functioning great, she requested:
 - No wheels – skateboards, skates, bikes, etc.
 - No pets (dogs nail can put scratches in the surface)
 - Please pick up after yourselves (empty and replace trash cans)

WEBSITE – Kelly Stroud:

- Kelly gave a demonstration and overview of the Lost Creek website (www.lostcreek.org).
- Kelly did a wonderful job building our beautiful Lost Creek website. She said when she moved to Lost Creek, she loved the neighborhood, but was disappointed in the antiquated website.
- Kelly requested volunteers to help with the site. As a full-time working mother, she does not have the time to devote to keeping the website updated. She specifically requested photographers, so Lost Creek events can be captured in the Gallery of pictures on the website.
- Kelly especially thought teenagers could be helpful, as they are so computer savvy. She is requesting teenage help with the website. In exchange for their assistance, Kelly is offering to train them, to provide letters to their high schools, and to have a pizza party on February 4.

SOCIAL – Betty Serati:

- The annual new neighbor Turkey Party will be held February 25. We have 9 new families to greet.
- Betty said there are 119 homes on the social committee. Anyone can plan a gathering for adults or children – a Halloween party, Easter egg hunt, etc. Betty will assist but is encouraging the neighborhood residents to plan events. Events, such as neighborhood parties, help make Lost Creek such a great community.
- The Lost Creek ladies will plan to gather occasionally for a social event, luncheon, etc. The next Thursday there will be a luncheon at Simmer Time Café, a new restaurant in downtown Kennesaw. Betty is open to suggestions for other activities.
- Betty is hoping to have the Italian Party this Spring.
- With the beginning of a new year, it is time for a new Lost Creek directory. The current 2017 directory is posted on the website, along with a list of all the new residents who have moved into Lost Creek since the printing of the directory.
- Betty has typed and printed the directory for the last 10 years. It is time for someone else to take this on for the neighborhood. Volunteers are encouraged. If no one takes on the directory, we may only have an electronic directory available on the website.
- Neighborhood Watch has been implemented for a year. The Block Captains and residents assigned are posted on the Lost Creek website.

Other Business:

- Slater Baker gave appreciation to Anne Thompson, who was walking her dog and saw they needed assistance during the recent snow. She shoveled their driveway to help them leave. The Bakers were very grateful.
- Betty Serati gave appreciation to Terry Brooks and Rick Finch for running the electric at the neighborhood entrance, so that Christmas decorations could be displayed. Betty and Nancy Gayler shopped for the wreaths and garland used. Ron Serati, Nancy, and Betty put up the display. Lost Creek looked more festive than it ever has in the past.
- Taso Costarides volunteered to assist Ron and Betty Serati in removing the decorations.

The following individuals signed up to assist with Lost Creek Committees:

- **Secretary Committee** (Betty Serati, Chairperson):
 - Gayle Ferrell
 - Taso Costarides
 - Linda Finch
- **Treasurer Committee** (Chair Position OPEN):
 - Tara Leggett volunteered to take on the Treasurer Chairperson position – Thank you, Tara!
- **Clubhouse Committee** (Kate Withers, Chairperson):
 - Allen Ferrell
 - Teresa Chupp
 - Gail Stanton
- **Maintenance Committee** (Rick Finch, Chairperson):
 - Robert Smith
 - Gabe Gilbert
 - Will Hutchins
 - Jeff Toole

- Robert Chupp
- Terry Brooks
- **Landscape Committee** (Chair Position **OPEN**):
 - Dale Bentley
 - Rita Fullick
 - Robert Chupp
 - Terry Brooks
 - Robert Smith
- **Pool Committee** (Pat and Phil Fisher, Chairpersons):
 - Robert Smith
 - Natalie Bentley
- **Architectural Control Committee** (Chair Position **OPEN**):
 - Robert Smith
 - Ken Carpenter
 - Will Hutchins
 - Jeff Toole
 - Nelson Withers

Nominations were taken for the 2018 Board positions:

- Tom Hatch for President
- Betty Serati for Secretary
- Kate Withers for Clubhouse
- Pat and Phil Fisher for Pool
- Landscape – OPEN POSITION
- Tara Leggett for Treasurer / NEW
- Rick Finch for Maintenance

A motion was made that the 2018 Lost Creek HOA Board be approved. The Board was unanimously approved. However, we are still in need of a LANDSCAPE Chairperson.

Meeting was adjourned.

Respectfully submitted,
Betty Serati, HOA Secretary