

Lost Creek Homeowner's Association Board Meeting

February 11, 2019

In attendance: Chris Leggett, Tara Leggett, Kate Withers, Roger Rhodes, Robert Smith, Ken Carpenter and Robin Toole

Meeting called to order 6:25pm by Chris Leggett

January 7th and January 27th minutes were approved

Treasurer's Report presented and approved

\$37,305.09	Bank as of 1/28/19
\$5,656.62	Deposits 1/28 - 2/11
<u>\$2,466.27</u>	<u>Expenses 1/28 -2/11</u>
\$40,495.44	
\$95.19	Outstanding checks
<u>\$38,231.17</u>	<u>Savings balance</u>
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<b>\$78,631.42</b>	<b>Cash on Hand as of 02/11/19</b>

11 unpaid homeowner's dues/ 1 outstanding check from December homeowner was emailed

**Clubhouse Report** - Kate Withers

New water heater and fireplace gas line were installed

No January rentals

2 pending rentals for February

Storage room was cleaned and organized by Kate

**Maintenance Report** - Roger Rhodes

New to board no report to date

Received keys from Rick Finch

**Pool Report** - Dale Bentley

New signage as required by Cobb County have been installed

Diving board replacement to take place in March deposit of \$2500 made to Brown's Pool and Spas

**Tennis Report** - Robin Toole

Wind screen quote with logo \$1700 - \$2000

Motion was made to amend tennis budget from \$1000 to \$1800. Board voted in favor of budget amendment and screens will be installed in the next 2 weeks.

Tennis court surface has a wrinkle. Company will be contacted to verify if under warranty. Re surface was done in 2017

**Landscape Report** - Robert Smith

Due to poor weather conditions several projects are pending - primarily trail maintenance and bridge repairs

Robert has proposed to hire outside labor to help with trail repair and restoration - will get an estimate of approximate cost by next board meeting.

Trail needs several hours of care to restore to HOA standard. Gravel needs to be replaced also.

Fitness stations were discussed and would like committee to possibly look at ones that can be saved and possibly phase out those that are no longer usable.

Front beds at clubhouse need to be replanted. Rose bushes have lived out their life span.

Fencing at entrance was mentioned. Desperate need of pressure washing and painting or possible replacement.

**ACC Report** - Ken Carpenter

313 Mossy Way requested tree removal. ACC requested plan of action for lawn and possible other landscape plants.

Discussion of letter to homeowner's who are in violation of HOA covenants as it pertains to landscape and also mailbox compliance and need to amend design standards to limit the variation of mailbox posts allowed in the neighborhood.

**Website Report** - OPEN position

Tara volunteered to update with any pertinent information. Will get with Kelly to obtain access.

**UNFINISHED BUSINESS** -

**Due amount and collection** - discussion about increase and possible assessment to pay for large capital improvements. (trail restoration, bathrooms, new playground, parking lot repair/replacement, neighborhood signage etc.) Chris to look at by laws to make sure we are compliant with dues increase and/or assessment.

Also beginning in 2020 dues should be paid annually. This will be more efficient and save administrative costs as well.

**Management Company** - discussion about All In One management and pros and cons of having a third party manage certain aspects of the community. Information obtained by Tom Hatch will be shared with new board.

**Pool Playground and Picnic Area** - discussion about installing a pool area playground for younger children due to requests by some of our newer families with children. Kate Withers will meet with a vendor on February 26 to gather additional information about location, land prep and total cost. Estimates for playground equipment range from \$11,000 - \$17,000. Landscape committee will work with clubhouse on this project if approved.

**Pool Bathrooms Renovation** - discussion about necessity of complete renovation for pool bathrooms estimated at \$15,000. Suggestions made to compromise to keep the cost down to approximately \$3500 and still achieve an updated facility. Floors are in good shape, vanities need to be replaced and possibly partitions. Roger Rhodes willing to help with project along side Robin Toole and Allen Ferrell.

**Clubhouse Bathroom Refresh** - recommendation to replace vanity top/sink and paint base cabinet and remove wallpaper to update.

**Neighborhood Signage** - several stop/street signs are in need of repair/replacement. Roger Rhodes will survey signage to identify the signs that are an immediate need and signs that can be refreshed and replaced at a later date. Will look into possible vendors that can complete this type of project.

NEW BUSINESS -

**Cash Reserve and Plan** - no resolution at February meeting tabled until next meeting

**Trail clean up and maintenance** - please see report under maintenance

**Clubhouse parking lot** - parking lot has been discussed for the last couple of years. Chris met with asphalt company and was advised parking lot repair would be more economical at this point. Total resurfacing was advised in 3 - 5 years. Also advised that approximately 10 spots could be added by a simple redesign and some tree removal. Wood ties are starting to decompose and probably would not need to be replaced going forward.

Meeting adjourned 8:05pm