

**LOST CREEK HOA ANNUAL MEETING
JANUARY 19, 2020**

ATTENDEES:

Board:

President:	Chris Leggett
Secretary:	Betty Serati
Treasurer:	Tara Leggett
Clubhouse:	Allen Ferrell
Maintenance:	<i>Roger Rhodes - absent</i>
Pool:	Dale Bentley
Landscape:	Ben Bell

Committees:

ACC:	Ben Bell
Tennis:	Robin Toole
Website:	<i>Stephanie White – absent</i>
Social/Welcoming:	Betty Serati

Guests: Representatives of 23 Lost Creek Families

After a Social with Beverages and Snacks, President Chris Leggett called the meeting to order at 6:00 p.m.

Reports from Officers and Committee Chairpeople:

TENNIS – Robin Toole

- Robin said all is going well with the tennis courts. There was a wrinkle in the resurfaced tennis courts; however, it was repaired at no charge under the warranty.
- Chris thanked Robin for her work getting the outdoor bathrooms renovated.

POOL – Dale Bentley:

- For the 2019 season, Lost Creek continued the contract with the Pool Management Company, Blue Whale. The season went well with them.
- The 2020 Pool season will be as in the previous season: Open the first weekend in May until the end of September through the Cobb County Fall break. This gives Lost Creek a 5-month pool season.
- Besides working with the Pool Management Company, Dale had a few minor repairs, including replacing fuel pumps.
- Dale plans to replace some pool furniture this coming season.
- Dale also plans to replace the roof on the pump house.
- This was Dale's first year as the Pool Chairperson, and he looks forward to continuing in that role for 2020.

CLUBHOUSE – Allen Ferrell:

- Allen's committee co-worker is Teresa Chupp; Teresa is responsible for arranging the Clubhouse rentals and works with Allen on Clubhouse projects.
- There were 16 rentals in 2019. There is a calendar on the Lost Creek website which indicates when the Clubhouse is available for rent.
- The activity room can be reserved free for residents; it is an ideal spot for a children's party, an exercise class, a meeting, etc.
- There is a new garbage disposal, installed by Roger Rhodes.
- Roger put new fire extinguishers in the Clubhouse and in the outdoor restrooms.
- There was a safety issue with the fireplace, and it was repiped.
- The water heater was leaking under the clubhouse and was replaced.
- The crawl space under the Clubhouse was cleaned out, and a full dump truck was filled with the disposed items.
- Roger Rhodes repaired the crawl space gate.
- Power washing was done on the building, porches, and walkways.
- Allen disposed of the dried flower arrangements which had been on the mantle for about 20 years. He replaced them with new lanterns.
- The benches have been reupholstered with a performance fabric.
- The powder room has been updated; a new vanity top is in the 2020 budget.
- Allen is going through documents and photos – sorting them, discarding some items, and keeping others; this is an on-going project.
- The little lending library with books, puzzles, CD's, and kids' games is available for use of the Lost Creek residents.
- The deck lights around the Clubhouse were added for the Italian Party; they are on a timer and go on in the mornings and evenings; they are 45 Watt LED in total.
- The flower beds in the front and around the driveways have been cleaned and replanted by Ben Bell and Cyndee McClintock.
- Mud dabbers have destroyed the outside fans; the 2020 budget will replace the fans.
- Replacing the deck chairs is also part of the 2020 budget.
- The paintings in the Clubhouse are lit with LED bulbs and provide soft lighting for the Clubhouse at all times; Teresa Chupp mentioned that the neighborhood should be aware that all the paintings have been painted by Allen, who has loaned them for use at the Clubhouse.
- Allen proposed that we add a fire alarm at the Clubhouse; he also proposed that we clean and update the basketball court.
- Allen will continue as Clubhouse Chairperson, assisted by Teresa Chupp.

LANDSCAPE – Ben Bell:

- Ben said that Landscape is the biggest item in the budget - \$41,500.00.
- He has had the front of the neighborhood and the area around the Clubhouse cleaned out and replanted.
- Ben changed the Landscape budget for 2020 to reflect a greater emphasis on the back of the community; to focus on the trails and playground area.
- Ben plans to rebuild some of the bridges.

- Ben also plans to clean up the playground area, so that people can enjoy the creek; Ben suggested having a Playground Committee.
- Ben is working with a new Landscaping Company; they come on Thursdays, so the grounds will look good for the weekend.
- A resident, Ken Carpenter, asked if the stumps will be removed. Ben said the stumps will be removed.
- Another resident, Jim Wenk, asked why the railroad ties were removed and will they be replaced. Ben will consider this.
- One of the residents, who uses the trail every day, Kelly Stroud, commented on how much she appreciates the cleaned up trail.
- Ben took over as Landscaping Chairperson part way through the year when the previous chairperson quit. Ben will continue as the Landscape Chairperson.

MAINTENANCE – Roger Rhodes:

- Roger could not make the meeting. However, he was busy all year maintaining Lost Creek.
- Some of Roger's activities were mentioned in several other reports, including Clubhouse, where he installed the fire extinguishers and repaired the crawl space gate.
- Roger has replaced boards in the entrance fence. He has also painted many of the Lost Creek street signs. The activity room is now well lit because of the lights Roger has installed. He also replaced outlets in the outside restrooms.
- Roger will continue as Maintenance Chairperson.

TREASURER – Tara Leggett:

- Tara presented an Annual Report for the 2019 year:
 - Homeowner's Dues were \$91,989.52
 - Assessments/Late Fees were \$192.17
 - Clubhouse Rentals were \$2,000.00
 - Social Events brought in \$2,248.00
 - Interest Income was \$6.82
 - Our **Total 2019 Receipts: \$96,436.51**
 - Expenses for 2019 included Taxes, Clubhouse Expenses, Committees, Landscape, Maintenance, Pool, and Utilities for a **Total 2019 Expenses: \$114,805.89.**
 - Our net income for 2019 was -\$18,369.38
 - 2019 Cash Carryover is \$31,811.28
- Tara gave out the Lost Creek budget for 2020; this budget was approved by the current Board and can be amended by the 2020 Board. The 2020 Budget and the 2019 Annual Report will be posted on the Lost Creek Website on the Resident Portal – 2020 HOA Meeting Minutes and Financial Documents.
- A resident, Jim Wenk, questioned why dues were raised when there is a carryover of funds. He was concerned that dues were being raised just because they had not been raised for ten years. *The HOA Board has the authority to raise the dues 10% without getting a vote of the residents; the dues were raised 10% for 2020 (A dues increase of over 10% would require the residents to vote on an increase).* Tara explained that we

have operated at a deficit the last several years (in 2019 the deficit was \$18,369.38). The cash reserves have gotten smaller each year. We must have enough in reserve for unexpected expenses or for capital improvements. For example, Allen Ferrell had the Clubhouse roof inspected. While it still looks good, it will probably need to be replaced in 3 to 5 years at a cost of \$35,000 to \$40,000.

- Another resident, Chris Benson, asked why we moved this year to ONE payment, instead of the biannual plan of past years. Tara explained that it was to eliminate additional administrative costs and to give us enough money at the beginning of the year to do projects; so we do not have to wait until the second half of the year for the rest of the funds.
- A suggestion was made that the January dues not be due until the END of January, rather than in the middle of the month. This would help alleviate dues being due at the same time Christmas expenses had to be paid – especially with one annual payment.
- Tara will be moving from Lost Creek during 2020, so she requested someone else take on the role of Treasurer. Roy Briggs was nominated for the position of Treasurer.

ACC – Ben Bell:

- Ben said the purpose of the ACC is to keep the Lost Creek neighborhood looking good and up to standards.
- Ben asked that residents send him questions and suggestions.
- Ben served this year as BOTH the Landscape Chairperson and as the ACC Chairperson. While he is willing to stay on the ACC committee, Ben requested that someone step up as the chairperson. Ken Carpenter has agreed to step up as ACC Chairperson for 2020.

WEBSITE – Stephanie White:

- Stephanie White, a new resident, offered to keep the website up to date. She is posting pictures of events and other updates. If anyone has any pictures of a Lost Creek event, please send them to Stephanie, indicating the date and name of the event.
- Betty Serati has posted both an alphabetical Lost Creek Directory (listing names, addresses, phone numbers, emails, and children's names) and a Reverse Directory, listing address and last name. These directories are kept current on the website and updated whenever changes occur. Residents can always refer to the website for a current listing. Contact Betty with any changes to your information.
- Other items available on the Lost Creek website include: all the minutes of HOA Board meetings, Neighborhood Watch information, Board Members and Committee Chairpersons, Clubhouse Rental information, Tennis court reservations, and a photo gallery of Lost Creek events. The website is a valuable tool for residents.
- All residents are encouraged to register for the Resident Portal. Betty reminded people that access to the Resident Portal is not automatic, but access must be granted. That is to prevent people outside of Lost Creek to view Lost Creek documents and pictures.

SOCIAL / WELCOMING – Betty Serati:

- The annual new neighbor Turkey Party will be held February 22. We have 10 new families to greet.

- In 2019 we had several events, including a wonderful Italian Party and a great Christmas Party.
- 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.
- Ron Serati reminded the residents that Allen and Gayle Ferrell started a new Lost Creek tradition of showing appreciation to our First Responders by gifting them something during the holidays. In 2018 Lost Creek (via the Ferrell's) presented the Fire and Police Departments with cakes. In 2019 the Ferrell's presented the Fire and Police Departments with ham and rolls. Betty Serati read a note from the Cobb County Police Department expressing their gratitude for the food.

New Business: Election of Directors:

- President Chris Leggett asked Secretary Betty Serati if the required 15 day notice was mailed to the residents. Betty responded in the affirmative.
- President Chris Leggett asked Secretary Betty Serati if there was the necessary quorum present in order to vote for the Directors. Again the response was in the affirmative. At least 10% of the homes needed to be represented for a voting quorum; 19% of the homes were represented.
- President Chris Leggett stated that he will be moving from Lost Creek in mid-2020, but would remain as president until then, unless there were other nominations for President; there were not.

Nominations were taken for the 2020 Board positions:

- **Chris Leggett** for **President**
- **Jeff Gillis** for **Secretary / NEW**
- **Roy Briggs** for **Treasurer / NEW**
- **Ben Bell** for **Landscape**
- **Roger Rhodes** for **Maintenance**
- **Dale Bentley** for **Pool**
- **Allen Ferrell** for **Clubhouse**

A motion was made and seconded that the 2020 Lost Creek HOA Board be approved. The Board was unanimously approved.

Chris Leggett informed the residents that the Board has hired a law firm, Nowak Howard, to review our 30+ year old Covenants. Chris explained the Declaration of Covenants, By-Laws, Restrictions, Design Standards, etc. are out-of-date and do not adhere to many state or local standards.

Meeting was adjourned by President Chris Leggett at 7:10 p.m.

Respectfully submitted,
Betty Serati, HOA Secretary