

## LOST CREEK BOARD MEETING – June 5, 2019

### ATTENDEES:

<b><u>Board:</u></b>	President:	Chris Leggett
	Secretary:	Betty Serati
	Treasurer:	Tara Leggett
	Clubhouse:	Teresa Chupp / <i>Allen Ferrell - absent</i>
	Maintenance:	Roger Rhodes
	Pool:	Dale Bentley
	Landscape:	<i>Robert Smith - absent</i>
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<b><u>Committees:</u></b>	ACC:	<i>Ben Bell - absent</i>
	Tennis:	Robin Toole
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<b><u>Guest(s):</u></b>	<i>No guests were present</i>	

President Chris Leggett called the meeting to order at 6:00 p.m.

**MINUTES:** The minutes of the May 8 Board Meeting were approved.

### **TREASURER – Tara Leggett:**

- Deposits 05/08 – 06/05: \$1,862.00 - Expenses 05/08 – 06/05: \$10,111.81 – Outstanding Checks: \$46.09
- Checking Balance 06/05: \$6,333.69 - Savings Balance 06/05: \$38,233.69 - Cash on Hand 06/05/19: **\$44,521.29**
- Uncollected HOA Dues: We still have two homeowners past due on their HOA dues; the late fee is 1.5% per month.
- Homeowners who are not up-to-date on their dues may not use the Lost Creek amenities.
- Letters will go out in June about the 2019 July – December dues. In these letters will also be a notification about the dues increase and single payment plan for 2020.
- Tara expressed concern about the extreme water bill increase. The water company will check for accuracy.

### **CLUBHOUSE – Allen Ferrell / Teresa Chupp:**

- There were six rentals in May
- At this time, there are 2 cleanings per month; Teresa said they are considering changing to one monthly cleaning.
- Teresa's daughter, Alexis, cleans the outdoor bathrooms each week.
- There was a concern about confetti that was on the trail after one of the graduation parties at the Clubhouse. There was discussion about making certain that renters know they are responsible for all cleanup from events, including the outside areas.
- The outside bathroom remodel project is completed; thanks to Robin Toole for tackling this huge project. The outside bathroom project came in \$815.18 under budget. Budgeted amount was \$12,000.00; the amount spent was \$11,184.82. Allen will provide new toilet seats for the outdoor bathrooms, as well as for the Clubhouse Powder room. He will add some minor artwork to the Outside bathrooms, as well. Allen also said there is a need for a door closer on the main door to the outside bathrooms, as users do not close it; hence, air conditioning is lost.
- Storage rooms in the outside bathrooms were cleaned out, and all was put into the larger storage area (the former workout room). All of this will be sorted and cleared, along with the abandoned items under the Clubhouse. There is an extra toilet if anyone can use it; if not, it will be sent to the dump.

- The Clubhouse interior has had some updating with new/moved artwork, picture lights and accessories. This is a work in progress. The main next effort will be to strip the Powder room wallpaper, paint the wall, add wall décor, and perhaps change out the sink countertop.
- Picture lights are all LED and can be left on as “night” lights with low risk of fire. Switches on the picture light cords are yet to be installed.
- The book exchange project the Ferrell’s started last year has not continued as much of a success. The extra books have been stored outside, and most have suffered from the elements. We will donate all to the thrift stores, saving a few, and finding a way to store them in the card room of the Clubhouse.
- Allen welcomes all input and suggestions for the Clubhouse.

#### **MAINTENANCE – Roger Rhodes:**

- Roger has finished painting the entrance fence.
- Robin expressed concern about the outlets not working properly in the new outside bathrooms. Roger will look into this check the grounds on the bathroom outlets.
- Roger will ask an inspector to check out the culvert.
- Roger will contact Cobb County about road repair on the streets in Lost Creek.

#### **LANDSCAPE –Robert Smith:**

- There is a need to remove trash can holders from the trail area; although there are not cans in the holders, people use the holders as trash receptacles.
- Concern was expressed about people not picking up after their pets. Tara will check into Pet Pick-Up Stations.
- Tara inquired about the color (flowers) at the entrance and the price (\$1200). She was told they are premium flowers and are guaranteed.
- A request was made to have Robert look into the terms of the Landscape contract.
- *(Post meeting note: Robert sent a message to the Board resigning his position as Landscape Chairperson.)*

#### **POOL – Dale Bentley:**

- All is going well with the pool; Dale purchased hoses and trash cans for the pool area.
- The trash can will be removed from the parking lot area...if we can designate who is responsible to empty it.

#### **TENNIS – Robin Toole:**

- No Report

#### **ACC – Ben Bell:**

- The Yard of the Month for June is the Peacock home at 320 Lost Creek

#### **Unfinished Business:**

- No Report

#### **New Business**

- No Report

Meeting was adjourned by Chris Leggett.

**Next HOA Board meeting will be Monday, July 8 at 6:00 p.m.**

Respectfully submitted – Betty Serati, Secretary