

Lost Creek HOA
Board of Directors Meeting
March 12, 2020

I. CALL TO ORDER

Vice President Ben Bell called the meeting to order at 606pm

II. ROLL CALL OF OFFICERS

President- Chris Leggett

Vice President- Ben Bell

Secretary- Jeff Gillis

Treasurer- Roy Briggs

Clubhouse- Allen Ferrell

Maintenance- Roger Rhodes

Pool- Dale Bentley

Landscape- Ben Bell

ACC- Ben Bell

Tennis- Robin Toole- absent

Website- Stephanie White- absent

Social/ Welcoming- Betty Serati- absent

III. APPROVAL OF THE MINUTES FROM PRIOR MEETING ON 2/13/2020

Motion made and seconded that minutes from Jan meeting are approved

IV. Board and Committee Updates

a. Treasurer-

- 10 homeowners dues are still outstanding
- Balance as of Feb 2020- \$95,164.11
- Outstanding balance- \$6,375
- 9 outstanding home owners- 3 with partial payment
- Total Operational Expenses- \$17,818.75
- Net Operating Income- \$77,345.36

b. Secretary- no updates

c. Maintenance-

- Updated sink in powder room in clubhouse
- Inspecting roof on clubhouse for potential leak

d. Landscape-

- Consistent updating and cleaning of trails to keep them clean of leaves, tree limbs, and regular maintenance
- Cleaned up playground by adding railroad ties and mulch- looks awesome and thank you Playground Committee
- Cleaning up area by playground for more space and activities
- Added new grass to address dead spots by entrance
- Remove all dead trees and stumps
- Potential "burn party" to get rid of all debris
- Discuss potential to address bridges in trail area

e. Pool-

- Replaced roof on pool pump house
- Updating phone system

f. Clubhouse-

- 1 rental in March; no rental for April; 1 rental for May
- Termite inspection completed on 2/14 and it was clean
- Occupancy by Cobb County issued previously- 110 persons

- Powder room granite, sink and faucet purchased and installed. Budget was \$500; sink and faucet cost \$79, granite bill approx \$200
 - Gutters cleaned- cost \$175
 - Roof leak detected in card room- it is a previous leak fixed by Rick Finch who has inspected, and a professional tin roofing company is needed. Roger Rhodes has someone who can fix the ceiling drywall
 - Fire/ smoke/ security alarm- existing system has many working parts and can be used. The main panel and keyboard are old tech and no longer supported. Cost to change out main panel \$1075 w/ phone monitoring only or \$1330 w/ electronic door lock, phone control and phone monitoring
- g. Tennis Committee- no updates
- h. ACC Report-
- Not a lot of requests at this time
 - Ken Carpenter sent out email reminder to keep homes looking good by addressing grass, trees, bushes, plants, etc...

VII Unfinished Business/ New business

- Current President, Chris Leggett, is stepping down and Ben Bell will be acting President
- Discussed GA Property Owners Act and why it is important for our community
- Received and discussed first draft for amended and restated bylaws and declaration of covenants, restrictions and easements
- Continue to review and add updates on documents for Decs/ Covs/ Bylaws/ Standards

■ **Meeting Adjourned at 726pm by Ben Bell**