

LOST CREEK BOARD MEETING – April 16, 2019

ATTENDEES:

<u>Board:</u>	President:	Chris Leggett
	Secretary:	Betty Serati
	Treasurer:	Tara Leggett
	Clubhouse:	Allen Ferrell / Kate Withers / Teresa Chupp
	Maintenance:	Roger Rhodes
	Pool:	Dale Bentley
	Landscape:	Robert Smith

<u>Committees:</u>	ACC:	<i>Ben Bell - absent</i>
	Tennis:	Robin Toole
	Website:	OPEN Position

Guest(s): *No guests were present*

President Chris Leggett called the meeting to order at 6:15 p.m.

MINUTES: The minutes of the March 5 Board Meeting were approved.

TREASURER – Tara Leggett:

- Deposits 03/06 – 04/16: \$5,289.63 - Expenses 03/06 – 04/16: \$12,118.71 – Outstanding Checks: \$2,540.00
- Checking Balance 04/16: \$31,135.07- Savings Balance 04/16: \$38,232.41- Cash on Hand 04/16/19: **\$66,827.48**
- Uncollected HOA Dues: Three homeowners are past due on their HOA dues. One of the three is more than a year past due and will have a lien put on the home.
- Homeowners who are not up-to-date on their dues may not use the Lost Creek amenities.

CLUBHOUSE – Kate Withers / Allen Ferrell:

- Five rentals are scheduled between May and August; 2 are scheduled in April
- As Kate will be moving from Lost Creek in May, there was a motion to appoint Allen Ferrell as Clubhouse chairperson; motion was approved. Beginning May 1, Allen Ferrell will be the Clubhouse chairperson, and Teresa Chupp will be in charge of scheduling rentals for the Clubhouse. Betty will update the website with the new Clubhouse information.
- Of the Interior projects planned, Allen has replaced the lamp shades. The decision was made not to install a remote starter on the fireplace; however, they did put in new sand, vermiculite and glass stones under the logs for the finished visual effect. The Powder Room still needs an upgrade.
- Of the Exterior projects planned, the pool bathroom upgrades are underway. The tile was easily removed. The current 2 stalls in the men's bathroom will be converted to one large stall. The project is expected to be completed by May 5, the opening date for the pool.
- Of the Long term projects planned, Laura Drake will take on the children's playground for 2020. Allen will investigate this project with her.
- Allen will also arrange the under-clubhouse clean-up.
- Terminix has been paid through December; when the contract is up, Allen will investigate using a different pest control company.

MAINTENANCE – Roger Rhodes:

- Roger had the entrance and fence power washed; he used “Two Brothers Power Washing”, a company that was recommended by several residents for a cost of \$800.
- The fence near the entrance has some missing slats. *(Post meeting note: Roger replaced 8 boards on the entrance fence and is planning to replace 6 more. Once all are replaced, he will paint them.)*

LANDSCAPE –Robert Smith:

- There was much discussion about the maintenance of the trail. Robert estimated we would need 35 tons of gravel; the company who would spread it charges by the hour.
- Robert said the Landscapers ‘tidy’ the trail about 3 times a year.
- A resident, Taso Costarides is a surveyor, and he offered to help with this project.
- Chris stressed that the trail should be a priority and needs to be addressed as soon as possible.
- Dale has someone in mind who could help with the trail area; he offered to work with Robert on this project. *(Post meeting note: Dale received a quote for \$3800 for labor to clean up the trail, to include: cleaning debris and limbs, cut with a weed eater a 3-ft edge along the trails, cut a 15-ft edge along large common areas, remove limbs near tennis and basketball courts. He was expecting a second quote from Brushbusters.)*
- *(Post meeting note: Roger suggested Trail Mix Slate Chips from Earth Products in Marietta. At \$75 @ ton – with a ton covering 100 square ft at 2-in deep – the ton would cover 17 feet of a 6-ft wide trail. Because of the large expense – approximately \$23,300 – Roger suggested making this a 3-year project: 2019, 2020, 2021. Roger also suggested Boy Scouts or Youth Sport League for a cost-effective method of spreading.)*

POOL – Dale Bentley:

- The pool will open on May 5, and the inspection will be done between April 23 and May 5.
- Dale met with Phil to discuss the full range of Blue Whale’s responsibility and if the inspection would include the pool bathrooms, which are under renovation.
- The roof on the pump house will be resingled next year.
- Prior to the 2018 pool season, the Splash lifeguards cleaned the pool bathrooms, emptying trash, etc. During the 2018 pool season, the Clubhouse cleaning person came every week, instead of every other week. She included the pool bathrooms in her weekly cleaning for an additional \$20 charge per week, for a weekly cleaning bill of \$85, instead of \$65.
- It was suggested that we have the cleaning lady come every other week, and use a neighborhood teenager for the alternate weeks. Teresa Chupp thought her daughter might be able to clean the bathrooms on the alternate weeks. She will report back to the Board.

TENNIS – Robin Toole:

- The wrinkle in the resurfaced tennis courts has been repaired under the warranty.

WEBSITE:

- Betty reached out to individuals Kate contacted to help with the website. She will be setting up a meeting to determine what areas of the website the volunteers should have as a responsibility. The meeting will be set after Easter and the Lost Creek garage sale, probably early May. At this time, Betty is keeping the website up to date with documents and address lists, although we do not yet have a named Website chairperson.

ACC – Ben Bell:

- Ben sent out a letter encouraging homeowners to keep their properties looking good.
- The ACC has sent out notices of infractions to the standards.
- Ben is working with all the individuals whose homes and yard are not up to Lost Creek standards.
- The Yard of the Month for April is the Thompson home at 311 Lost Creek Drive

Unfinished Business:

- Picnic Area: Dale looked at the tables and decided they were sturdy and built with heavy quality materials. He also looked at new ones, but felt they were not as substantial as what we have. Dale's recommendation is to spray the existing tables and touch up the paint, rather than purchase new tables.
 - Roger recommended using Renews Deck Cleaner on the tables
 - Allen offered to assist in this project
- Trail Maintenance and Landscape: This was addressed in detail in the Landscape Board report above.
 - A suggestion was made to shore up the step to the new bridge, to avoid a tripping hazard.
- Neighborhood Signage and Entrance: This was addressed in Roger Rhodes' Maintenance Board report above.

New Business

- Culvert Near Entrance: Concern was expressed about the water culvert near the entrance that it may be about to cave in. Several Board members went to examine it after the meeting. Roger offered to contact the county about this concern. *(Post meeting note: Roger submitted the following very detailed report on the issue:*
 - *I had a contractor from Tippins Contracting (water and sewer lines) walk through the pipe with me, He believes the culvert to be in good shape except the uphill side's initial 15 feet where a rust hole about 30 inches in diameter exists with a rust radius extending into the pipe 8 feet or so. Although no imminent problems for a few years, he suggested contacting the County to take a look at it.*
 - *I then contacted a friend who is a supervisor for the City of Marietta Road Dept. and explained and described the culvert. My friend has seen this in his experience and often hydro-cement is used to fill the eroded place to strengthen the weakened spot and to prevent/slow further damage. In this case we could get 10-15 years before the pipe section or the whole pipe needed replacement.*
 - *He also said no eminent danger or problem and gave me the name of the Cobb County Superintendent of Roads whom he knew, Dallas Cain.*
 - *Spoke with Dallas Cain of Cobb County roads today and described the culvert situation and also our roadway pavement throughout the subdivision that has alligator cracking, adding that we have not had any repaving since the subdivision was built in the mid-1980s. He gave me his e-mail and requested written descriptions and photos. He will then send someone out to inspect and make recommendation.*
 - *Roger then followed up with Dallas Cain with a description of the concerns and photos.*
 - *Mr. Cain replied with the following: "Thank you for sending me your information for the issues. I have copied the Drainage Superintendent and maintenance supervisor so they can come inspect and see what we need to repair the system. Also I have copied the resurfacing Engineer Kristen Orton for your complaint of Alligator spots and resurfacing need. I'll send the photos in an attachment to everyone after this email."*
- Kate Withers' Move: Thanks were expressed to Kate Withers (who is moving in May) for services to Lost Creek.

Meeting was adjourned by Chris Leggett at 7:25 p.m.

Next HOA Board meeting will be Tuesday, May 8 at 6:00 p.m.

Respectfully submitted,
Betty Serati, Secretary