

LOST CREEK BOARD MEETING – September 4, 2019

ATTENDEES:

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

<u>Committees:</u>	ACC:	Ben Bell
	Tennis:	<i>Robin Toole – absent</i>
	Website:	<i>Stephanie White - absent</i>

Guest(s): *No guests present*

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

MINUTES: The minutes of the August 7 Board Meeting were approved.

TREASURER – Tara Leggett:

- Deposits 08/07 – 09/04: \$4,006.62 - Expenses 08/07 – 09/04: \$8,452.80 – Outstanding Checks: \$392.81
- Checking Balance 09/04: \$29,785.60 - Savings Balance 09/04: \$30,001.02 - Cash on Hand 09/04/19: **\$59,393.81**
- Uncollected HOA Dues: We have four homeowners past due on their HOA dues for the second half of 2019.

CLUBHOUSE – Allen Ferrell / Teresa Chupp:

- There is one rental scheduled for September.
- Nothing was spent for Clubhouse cleaning; Tara will pay Alexis for the August and September outside bathroom cleaning.
- Teresa will get the spare exercise room cleaned in order to utilize it for child care during the Italian party.
- Since Allen has 17 gallons of paint for disposal and Harrison does not yet have a date set for recycling, he will take the paint to a recycle place to dispose of it.

MAINTENANCE – Roger Rhodes:

- Roger installed a new light in mirror room. It is LED and smaller but produces good lighting and never requires bulbs.
- Roger offered to replace the remaining lights in the spare room with LED lights, which will be brighter and last longer.
- Roger painted all of the tall street signs on the Mossy Way side of the neighborhood. He is going to paint the remaining signs with the assistance of Rick Finch.
- Our current Clubhouse security system has spots for 8 cameras; we have 4 in use now. Roger said that we could add a camera near the Clubhouse driveway to capture license plates for a cost of about \$200.

- Since license plate cameras were tabled at the last Board meeting, the decision was made to keep this as a third option to investigate if situations change, and it is determined that this is a need for the neighborhood. At this time, we do not have issues.
- Roger will get a sign made indicating that the Clubhouse area is under 24-hour video surveillance.

LANDSCAPE – Ben Bell:

- Ben had a conversation with the Landscaper about what services are provided and what are optional.
- Some services still remaining for this contract season are cutting the field, seeding, and aerating, as well as the Fall seasonal colors.
- It was brought up that the playground is overgrown.
- Dale and Ben will coordinate about clearing the trail.
- Teresa brought up the fact that a dead tree is overhanging the tennis courts; Ben will work with Robin about that issue.
- Allen noticed someone (who appeared to be a resident) blowing the leaves in the parking area; Allen felt this resident should be thanked for his services.
- Tara mentioned that several residents often help out occasionally.

POOL – Dale Bentley:

- The pool will close at the end of September.
- The life guards are finished for the season.
- A suggestion was made to extend a gratuity for exceptional service to Natalie, a lifeguard. A “Thank You” note and a \$100 check will be given to her.

TENNIS – Robin Toole:

- No Report

ACC – Ben Bell:

- It has been a quiet week; some owners are working on their yards.
- The Yard of the month for September is the McClintock house at 292 Lost Creek.

WEBSITE:

- No report

Unfinished Business:

- Amend/Restate HOA/ACC Documents :
 - Chris contacted Nowak & Howard Attorneys to have them give us a full assessment and review of our covenants. In August the Board approved up to \$2,500 for this project. This firm will charge \$1,900 for a full review and to give suggestions.
 - We need to bring our code and standards up to date; determine fines to be imposed, and give the Board the authority act on code violations.
 - There was discussion about having an attorney on a retainer to determine our liabilities at a cost of \$1,200 a year

- One provider for Trash pickup in Lost Creek:
 - Chris spoke to West Cobb Sanitation about being the one provider for trash pickup in Lost Creek. They currently charge \$20 @ month (\$18 for pickup and \$2 for trash can rental); West Cobb offered Lost Creek a discounted rate of \$19 @ month. At this time, 60% of the homes use West Cobb.
 - The suggestion was made that the \$228 (\$19 for 12 months) be added to the dues, and Lost Creek would pay the trash fee.
 - Some concerns expressed included:
 - Some homes may not want to participate
 - Additional work for Lost Creek treasurer instead of West Cobb collecting payment
 - Adding the trash pickup to the dues would be a payment of over \$1000 for each homeowner
 - This issue will be discussed at the Annual Homeowners' meeting in January.

New Business

- 2020 Budget:
 - All 2020 Budget needs should be communicated to the treasurer, including items previously discussed, such as: Replacing bridges and Parking lot Repair
 - There will be a Budget Meeting in October to review all budget requests.
- West Cobb Wildlife:
 - Chris Benson contacted a Board member about having a presentation on the wildlife in the West Cobb area, including coyotes and snakes. Everyone thought it was a great idea! Chris asked about opening it up to surrounding neighborhoods, and it was decided that the group might get too large for the Clubhouse.
 - Someone suggested we make it a pot luck social.
 - Betty will work with Chris on the presentation.

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

The next HOA Board meeting for October will be Monday, October 7, 2019 at 6:00 p.m.

Respectfully submitted,
Betty Serati, Secretary