

LOST CREEK HOA ANNUAL MEETING

JANUARY 25, 2015

CALL THE MEETING TO ORDER: Mark Hipp called the meeting to order.

Mark thanked the 2014 Board for all their hard work.

Michael Douglas of Douglas Property Management gave a presentation outlining the benefits of having a management company take over the day to day running of the neighborhood. The cost would be approximately \$6600 per year based on a quote given to us previously, but that is a discounted rate from about \$9000/per year. Lost Creek would still be required to have a full Board of Directors, but all tasks would be performed by the management company. They do not offer “ala carte” services, such as ACC duties only. A vote was taken and approved (3 opposed) to have the new Board investigate the pros and cons of having a management company and to bring their findings to a vote of the HOA.

LANDSCAPE: Jim Herndon

Landscape did not go over budget, even with the new grill installation near the pool and the repair of the playground coming out of the landscape budget. Installed pine straw once this year, replaced LED lights, porch lights and signs. Also replaced bushes lost to frost last winter and planted annual color, replaced sod so that all sod is the same now, fixed sprinkler heads and leaks, new steps on clubhouse, trail maintenance including bush-hogging and regrading.

There were two work days, less than ten homes represented each time. Thanks to John Lindbloom for tending to the fires and Bill Vansant for heading up the chainsaw brigade and all the others that helped out.

POOL: Phil and Pat Fisher

Keeping the pool open is the main job and there were minimal problems this year. Added lighting near shower made a big impact. No acts of vandalism, very calm year.

MAINTENANCE: Rick Finch

Cleaned the front entrance signs, installed new signs, installed new bolts on playground.

CLUBHOUSE: Anne and Reid Thompson

29 rentals, 7 neighborhood parties. Repaired the steps and sidewalks, replaced 16 light fixtures and 5 lights, replaced rotted dormer windows. Logs need to be sealed every 4-5 years, pressure washed and inspected every year. Replaced fascia board and beam, window locks and parking lot lights replaced. A new grill was installed by the pool. Thanks to Dean, Terry, Joseph, Dustin and everyone involved for donating their labor. Old weight machines have been removed from workout room and the new Board will decide on a use for the room. Thank you to Cyndi McClintock for donating her time and many items decorating the clubhouse. It looks great.

For next year, second floor window needs replacing, wallpaper in pool bathrooms needs replacing and removal of a critter in the attic.

ACC: Nancy Moore

Spent no money! 23 mailboxes, approximately 20 homes were given approval for tree removal, 6 new driveways and new sod installations.

Reinstated the Image Committee to help the ACC identify where problems are.

A Covenant Restricted Community sign was installed.

Betty Serati will now include a copy of our Amended Design Standards in her new neighbor packet.

Thanks to all the members of the ACC and thanks to all the neighbors that have fixed up their yards.

SOCIAL: Betty Serati

The annual New Turkey Party to welcome our new neighbors will be held on February 22. The Italian Street Party was such a success that it will be held again on the first Saturday of October. If anyone has any ideas for social events or wants to help with any of the parties, please let Betty know.

It's time again for the new directory. If your info in the yellow 2014 book needs to be changed, please send any changes to Betty, otherwise it will be exactly as in the yellow book. There is a sign up sheet to help with delivering the books and flyers. Ken and Becky Jones and Tom Hatch have been paying for the printing of the directories for many years. We are looking for other residents that own companies to advertise on the back cover. It is about \$80/each.

TREASURER: Nancy Gayler

See attached Financial Reports

Per Mark: We were so grateful to have Nancy join the Board. Last year, an audit of the books was requested and as a CPA Nancy was able to review our books, saving an exorbitant cost.

Question about budget:

Why the difference in amount of 2014 vs 2015 dues? There was a rebate of unused assessment from 2014

There is a \$300 item for alarm monitoring. Does Cobb County Police even come? Yes they do.

Vote to approve the 2015 Budget; ayes have it, no nays

General Question:

Since there have been several robberies and car break-ins, are we getting enough attention from Cobb Police? Mark has been talking to the detective investigating the robberies. Advice is to be vigilant when you go out of town (pick up papers, mail, etc). Most robberies are in the middle of the day. Some suggestions: put up neighborhood watch signs, stickers for cars of Lost Creek residents, letter from the Board to the Police Department asking for more patrols, have someone from law enforcement give a talk to neighborhood. The Watch Commander of the nearest precinct is the person to call. A security camera installed to get the license plate number of every car coming in is a good idea, and not illegal.

Is there a policy about cars staying in the parking lot all night? No

Summarize the Ross Situation:

A PDF file of all correspondence and billings has been compiled. Contact Reid Thompson if you want it emailed to you.

A compromise was reached to allow the artificial grass to remain as long as it is covered with pine straw and other shrubs and landscaping are maintained. When the property changes hands, the new owner must install living grass as per the Covenants. An email was not sent out to the neighborhood regarding the resolution to avoid any further uproar.

Questions:

The September minutes stated that liens would be filed on homes that did not pay the assessment. Did this happen? Three homes were liened for nonpayment of assessment and one for nonpayment of 2014 dues.

Rumor has it Board was advised not to pursue because they would lose in court. Is this true? No. The Board decided it was not worth the three plus years and countless dollars to defend against the Ross's pursuit of suing the HOA.

Rumor has it the Board held meetings in Executive Session. Is this true and where does it say in the By-laws that it is allowed? Yes, there was one meeting in Executive Session. Don't know where it is stated.

Resident commented to move on from this issue. It's over and done with. Residents responded with applause.

Nominations were taken from the floor for the 2015 Board positions:

Lori Alexander for Clubhouse Chair

Meghan Johnson for Pool Chair

Terry Brooks for Landscape

Nancy Gayler for Treasurer

Rick Finch for Maintenance

No volunteers for President or Secretary. Mark called for a vote minus those positions. Question was asked if Board can function without President or Secretary. Response: We're about to find out. Ken Carpenter was nominated for President and Betty Serati for Secretary at this time. The Board was unanimously voted in.

Next Board Meeting February 9, 2015

Meeting adjourned.