

LOST CREEK BOARD MEETING – July 8, 2019

ATTENDEES:

<u>Board:</u>	President:	Chris Leggett
	Secretary:	Betty Serati
	Treasurer:	Tara Leggett
	Clubhouse:	Allen Ferrell / Teresa Chupp
	Maintenance:	<i>Roger Rhodes - absent</i>
	Pool:	Dale Bentley
	Landscape:	<i>No representation</i>

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

<u>Guest(s):</u>	<i>No guests were present</i>	

President Chris Leggett called the meeting to order at 6:07 p.m.

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

TREASURER – Tara Leggett:

- Deposits 06/06 – 07/07: \$9,795.32 - Expenses 06/06 – 07/07: \$9,614.66 – Outstanding Checks: \$0.00
- Checking Balance 07/07: \$6,468.26 - Savings Balance 07/07: \$30,000.00 - Cash on Hand 07/07/19: **\$36,468.26**
- Uncollected HOA Dues: We still have one homeowner past due on their HOA dues for 2019; the late fee is 1.5% per month. All dues for 2018 have been collected.
- For the 2019 July to December dues, 42 checks have been deposited.
- All on the Board agreed that the letters about the notification of the dues increase and single payment plan for 2020 were well done.
- Overall, the Board is under budget for 2019. Tara will contact each committee about each specific budget.
- In June Tara expressed concern about the extreme water bill increase, as it had gone from \$7 each month to \$609 for the last reading. She learned that the water company had not been reading the meter for 6 months and just charging the minimum. The \$609 was the actual reading.

CLUBHOUSE – Allen Ferrell / Teresa Chupp:

- There are no rentals in July and two scheduled for August.
- Roof inspection: Amy Tippens Thorne noticed rust and recommended “Go Roofing” in Atlanta, which provided a free inspection of the Clubhouse roof. The roof appears to be in good shape with a decent life left of about 5 to 6 more years. The inspector said the roof could be painted and coated to stop the rust. Ben Bell, who is in the industry, concurred that the roof has another 5 to 6 years left. He said the rust was not a problem, unless there were pinholes – which there are not.
- Many thanks to Teresa Chupp for handling the cleaning of the Clubhouse and outside bathrooms. Teresa is doing some “deep” cleaning, scrubbing, dusting, and wall washing.
- Allen and Teresa have started going through closets, cabinets, and storage areas to organize and discard.
- They have questions about keeping of records and photos, and they wonder if it is worth converting the photos to digital. General decision was that old receipts and tax and financial records need not be kept; however, old photos should be kept and not converted. Allen and Teresa will organize and label.

- Allen and Teresa requested Board direction for the former Exercise/Weight Room. Currently, it is used as a storage area. They are wondering if it should be kept that way or used as an “open” space for residents. At this time it is mainly used to store holiday decorations. However, from a previous Clubhouse chairperson, the Exercise/Weight Room has been listed on the website as space available to reserve at no charge for children’s parties or other events. Since the room is not available, Teresa asked that this information be removed from the website (*Post meeting note: Betty has removed “Procedures for Reserving the Weight Room” from the website.*).
- The Board felt that Allen and Teresa should determine the use of the room, since it is part of the Clubhouse. However, it was recommended that some controls be put in place, such as a small rental fee or a deposit to discourage any destruction of the property.
- Teresa is looking for a couple of young people to assist with the clearing out of the storage areas, including under the Clubhouse. Payment being considered is \$60 each for 2 to 3 hours of work. One concern was the large quantity of paint cans being stored. Tara told the Board that July 27 is a day in Cobb County where paint can be turned in without charge.
- While the outside bathroom remodel project is completed, the Powder Room update has not yet been started. Plans are to strip the wallpaper and paint the walls, using some of the paint already being stored in the Clubhouse, assuming it is acceptable in color and finish. Also included will be a new light fixture, artwork, and mirrors.
- Allen purchased new toilet seats for the outdoor bathrooms; they have not yet been installed.
- There is a need for new toilets and a changing table for the outdoor Restrooms.
- There is a major wasp nest over the back stairway, which needs to be removed. Dale offered to spray the nest.
- Allen asked if the exterior of the Clubhouse should be power washed. Tara told him that it is in the budget and is generally done yearly. Allen expects to use the same company, “Two Brothers Power Washing”, who did the entrance area.
- Allen asked about benches being placed near the playground area, so that parents and grandparents who bring children to the playground have a place to sit. It was determined that Allen can look for a bench, using the Clubhouse budget.

MAINTENANCE – Roger Rhodes:

- No report

LANDSCAPE:

- As Robert Smith resigned this job, Landscape was an open position. Ben Bell offered to assume the Landscape Chairmanship through the end of this term. Many thanks to Ben for stepping up to this position.
- Concern was expressed about our grass cutter destroying the lawn with his zero-turn mower. Dale or Ben will talk to Thomas about correcting the lawn. Thomas’ contract goes until the end of the year.
- There was a discussion about the need for debris removal; debris remained from the removal of bridges.

POOL – Dale Bentley:

- Everything is going well at the pool. Blue Whale is doing a great job.

TENNIS – Robin Toole:

- No Report

ACC – Ben Bell:

- The Yard of the Month for July is the **Bentley home at 312 Mossy Way**
- In June the ACC had one request to cut trees.

- Ben has a procedure for homes that need attention, beginning with a letter and continuing with the final step having the Board make plans to perform Landscape functions and charge the homeowner. Several homeowners are in this process. One such homeowner at the final step had planned to attend the Board meeting, but did not do so.
- Dale brought up that poor attention to landscaping was often a sign of a homeowner showing disrespect to neighbors.

Unfinished Business:

- No Report

New Business

- The 2020 Budget will be addressed at the August Board meeting.
- Chris will take charge of investigating updating the covenants. These were written more than 30 years ago by Arvida and are no longer up-to-date with current codes. Hence, they are in need of revising. Chris will contact area neighborhoods to see what attorneys are used for their covenants.
- Betty brought up installing a license plate reader / camera to record license plates of automobiles entering and leaving Lost Creek. Several neighbors contacted her about this. She talked with Flock Safety; the cost is \$2000 per year and includes all installation and maintenance. She is also investigating the camera system currently in place at the Clubhouse and how it can be extended to the entrance to record license plates.
- Tara asked if the Board would like to continue paying the police officer \$140 per evening to keep attendees at the Harrison games from parking on the Lost Creek streets. The Board approved payment to the officer for Harrison games.

Meeting was adjourned at 7:22 p.m. by Chris Leggett.

The next HOA Board meeting for August has not yet been determined.

Respectfully submitted,
Betty Serati, Secretary