

LOST CREEK ANNUAL HOA MEETING: January 27, 2013

2012 BOARD MEMBERS:

President: Mark Hipp

Secretary: Barbara Hipp

Treasurer: Janet Stover

Clubhouse: Anne and Reid Thompson

Pool: Tara Leggett

Landscape: Jim Herndon

Maintenance: Robert O'Connell

ACC: Jeff Toole

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

Twenty six residents in attendance representing 19 households

MINUTES:

The minutes for the 2012 meeting are available on the website at [lostcreek.org](http://lostcreek.org)

President Mark Hipp thanked all the Board Members, noted that we need a new Treasurer this year. The Board had to file liens against two properties for non-payment of dues; one was recovered upon change of ownership, the other is still unresolved. It is the property at 322 Lost Creek Drive and will be taken to Small Claims Court, as they are now in the third year of being in arrears. The final remedy available under our bylaws is to pursue foreclosure, which will be done if necessary.

2012 accomplishments:

Cobb EMC repaired all the street lights. Upon request, Cobb EMC will trim trees around the light poles. If any residents notice any lights out or trim limbs interfering with proper lighting, they should call EMC for repair.

Worked in creek to avoid erosion by reinforcing bank near playground and straightened the flow

Improved drainage by tennis court.

## LANDSCAPE:

Expanded sod and applied pine straw, aerate and weed control of sod

Planted season color in Spring and Fall at front entrance and added additional plantings at entrance and along parkway

Repaired sprinklers and added rain sensors (Maureen Poe noted she has seen sprinklers on during rain, Jim will check to make sure they are operating properly)

Trees removed, trimmed and relocated, stumps ground

Exercise stations cleaned and mulch replaced

## CLUBHOUSE:

Thirteen rentals in 2012, 4 neighborhood parties.

Looked at nearby subdivisions for comparisons to update our clubhouse. Change from a dated country look to a "lodge" look. Removed country décor, changed knobs in kitchen, replaced furniture (sold old furniture at Lost Creek yard sale), new cushions on benches, repaired, restained and changed hardware on exterior doors, replaced kitchen counters with granite, new kitchen sink (included in price of granite), had stacked stone wall built to match fireplace including new light fixture on back side, new refrigerator with ice maker, painted every room in back of clubhouse including ceilings, tiled all carpeted areas and removed interior window and created a bar.

There had been a "tenant" living in the weight room and sleeping on the deck swing as well as using the pool regularly. He had been given a key by a resident in the neighborhood but has since been arrested on unrelated charges and remains in jail. Other residents noted that there have been reports of residents giving their keys to babysitters or others. Please remember that the amenities are for the use of residents only.

## POOL:

The renovations are completed and look great, including new pool deck, tile, lights and upgrades to the mechanical systems. We should be in good shape for years to come! Besides a few rowdy trespassers at the beginning of summer, there were no issues all year.

## MAINTENANCE:

The fence at the entrance will need to be repaired/repainted this year. There are composite products that require less maintenance but are extremely expensive. Robert will look into options. Gail Stanton noted that Saddlebrooks Farm's fence always looks white and clean. It is a plastic product

#### TENNIS:

New benches have been purchased, cracks filled, lines repainted and trees have been removed to remedy the mold problems. We should be able to defer resurfacing for another couple of years

#### ACC:

Thanks to the team! 30 plus approval for projects, 5 of them major work. We have been told that Lost Creek is showing it's age, so we need to be more proactive in bringing up the appearance of the neighborhood. The Design Standards have been rewritten, (thank you to Reid for his hard work). Copies will be handed out at this meeting and will also be available on our website. Members of the ACC will be enforcing the standards more strictly and will use fines and the liens, if necessary. Dead tree removals need approval, as well as projects involving the use of earth moving equipment. Thanks to everyone that has made improvements to their property. Lost Creek is already looking much better!

Mark expressed his thanks to Jeff, Reid and the ACC Committee for the great job that they have done. He looks forward to working together in the coming year to further the improvements in the neighborhood.

#### SOCIAL:

We have a lot of new families in the neighborhood and we will welcome them with the New Turkey Party on February 24, 2013. Since most of the "new turkeys" have small children, kids will be welcome this year.

It's time for the new directory again. Please give Betty any changes you have. If she doesn't hear from you, what is in this year's directory will be used for the new directory

#### TREASURER:

Janet will be sorely missed. She really kept us on track. Thanks for her hard work!

Great group to work with; Mark was able to recoup \$1600 on foreclosed property that was delinquent on dues.

The amount of dues received in 2012 looks lower due to depositing 2012 dues as they were received in 2011. Going forward, dues received will be held until the year due (example 2013 dues received in Dec 2012 were held and deposited in Jan 2013).

Questions about budget:

Ron Serati- Is there an assessment? Mark stated that he is considering an assessment for right of way maintenance in the entire neighborhood depending if property owners are unwilling to trim their yards. The whole neighborhood would bear the cost for the few that cannot/will not maintain their yards. The

only way to survey the neighborhood is to walk each street as the ACC Committee has done in the past. There is no assessment at this point, just something Mark is thinking about.

How many homes are in arrears? Just one at this point. This homeowner has not paid for more than two years. Since we are all volunteers on the Board and neighbors, it puts us in a terrible position to enforce the covenants, such as removing people from the amenities when they haven't paid their dues.

Can budget amounts be moved from one category to another? Yes, if there is an unforeseen cost in one category, those costs can be entered into a category where there are excess funds. This is shown at the end of the year in an adjusted budget.

Do the police still do security for football games? Yes. There haven't been too many security issues lately. Mostly kids using the basketball courts and pool in the early summer before the lifeguard duty begins, but no vandalism.

Vote to approve the 2013 Budget. All ayes, no nays.

Nominations from the floor for any positions? No

After making many phone calls and sending many emails, the Nominating Committee (Betty and Ron Serati) were unable to get any volunteers for the positions of Treasurer and Pool VP. The slate of officers is as follows:

President: Mark Hipp

Secretary/Treasurer: Barbara Hipp

Clubhouse: Anne and Reid Thompson

Landscape: Jim Herndon

Pool/Maintenance: Robert O'Connell

Tennis: Robin Toole

Vote to approve the 2013 Board of Directors. All ayes, no nays

Any other questions? None

Meeting Adjourned