

# **HORSEMEN'S RUN COMMUNITY ASSOCIATION, INC.**

## **Board of Directors Meeting Minutes 11 April 2011**

The meeting was called to order at 7:05pm at the home of Mike Sanderson. Present were Barry Hess, Mike Sanderson, Bernice Cox, Brett Malson, Glenda Smith, and Bill Fountain.

**APPROVAL OF MINUTES:** The minutes from the 7 March 2011 Board meeting were reviewed and tentatively approved based on revision of late charge and interest penalty information on homeowner assessments to match Georgia law..

### **FINANCIAL REPORT:**

- 101 homeowners have paid their 2011 Assessments. Late letters will be sent to those who have not paid by both normal Post Office and Certified/Return Receipt as recommended by our Attorney.
- Discussion over how we apply 2010 bills to 2011 budget. Treasurer will asterisk and annotate those items that were paid in 2011 but originated in 2010.

### **OLD BUSINESS:**

- Long term spending plan and potential projects:
  - Concerns over rotten wood, roof, and other items in the gazebo. Barry will look at replacement parts and the costs associated with them.
  - Tennis court has some extensive cracks in the playing surface. Will obtain bids to repair.
  - Pool needs to be calked prior to pool opening. Bill will oversee repairs.
  - Recommendation to take the salt water conversion off the table at current time as payback cost period is somewhere between 5-7 years.
  - Pool and tennis court gates are in need of repair. Bill will oversee repairs.
- Garbage Services - Board was presented with information concerning various garbage services companies. One of the company's proposed a service that would include trash, recycling and lawn waste pickup at special discount pricing contingent upon an agreement with the Association. Participation by homeowners would be totally voluntary and the agreement would not preclude other garbage service vendors. The Board decided to provide the information to homeowners and determine if they desire (via ballot) the Association to enter into an agreement. Block captains would be asked to deliver a preference document and collect homeowner responses and deliver to the Board for a decision on whether to make the agreement.

### **NEW BUSINESS:**

- Home Owners Association Expo to be held on Saturday 4/16/2011. Recommendation to send one board member to attend the expo and potentially joining this organization.

- Annual homeowners meeting for May 21<sup>st</sup>, agenda is replicated from previous years. Barry will email out the agenda to the board to figure out who will have responsibilities. Need to determine the time to be held. Pool location is current recommendation.
- Landscaping for this year.
  - Tim has sent a notification about the pine straw. Barry told Tim not to proceed until we understood what all of our expenses are - number of bails and current costs, so not to exceed our budget.
  - Need to plant plants that the deer would not eat.
  - Should receive a detailed invoice of when work is completed.

## COMMITTEE UPDATES

- ARC COMMITTEE: One request for a deck extension. ARC will assess and complete the required forms.
- COMMUNICATIONS COMMITTEE: None
- SOCIAL COMMITTEE: None
- POOL COMMITTEE:
  - Pool permit request was sent to county.
  - Phone needs to be turned back on (\$92.40 per month). Mike will try to call the phone company and find out why we are paying for this business line.
  - Recommendation for initial pool cleaning (i.e., pool furniture, deck, gathering areas, etc.) Board accepted recommendation for this cleaning limit of \$200.00.
  - Teenagers were used to clean the pool house in past years however, Attorney guided us against it. Board agreed to keep the teenagers and will have their legal guardian's sign release forms. Parents need to be informed that earnings under \$600 will not have a 1099 IRS form provided. Anyone earning over \$600 per calendar year will receive a 1099
- NEIGHBORHOOD WATCH COMMITTEE: None

COMMENTS FROM RESIDENTS: Complaint email received by Barry and Mike in regards to a loud pool pump motor. Board will respond and open a dialogue to discuss the issue and determine the facts.

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NEXT MEETING: 3 May at the home of Bernice Cox at 7pm.

The meeting was adjourned at 8:50.