

HORSEMEN'S RUN COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting Minutes 7 March 2011

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

APPROVAL OF MINUTES: The minutes from the 7 February 2011 Board meeting were reviewed and approved.

FINANCIAL REPORT:

- 40 homeowners have paid their 2011 Assessments.

OLD BUSINESS:

- Initiation Fee letter approved by the Board. Bernice will send a copy of the initiation letter to all realtors that have a listing in the neighborhood and any future listings in the area. The letter will be added to the subdivision web page.
- Long term spending plan. Deferring so each Board member can review. Tennis Courts were resurfaced in 2007 and is showing cracks at current time.
- Pool Sign replacements. Bid on the sign is \$355.28 from Sign-O-Rama for a photographed sign to be placed on the sign verses the letter pasting. This method is better than the letter placements. Motion to use Sign-O-Rama for the signage was approved.

NEW BUSINESS:

- Met with water company and viewed all water sights, reviewed the account numbers, and transducer numbers. The HRCA can shut the water off for some period of time – at no cost - and will not receive a bill for those meters. There is a potential savings of close to \$100 per month.
- Website – During next meeting will have Steve Watson to discuss software for the website for the subdivision.
- Newsletter – Bill's update on pool opening. Open the pool on the Saturday May 14th.
- Late assessment procedures. Late assessment information, per our Covenants, was added to the March newsletter. \$75.00 late fee with 1.5% monthly accrual on the amount of \$675.00, the accrual begins the first day of May. After 60 days of past due, late payers will be turned over to collections and our Association Attorney. Assessment fee update – Contact with our Association Attorney in his review of our "late letters" discovered that contrary to our Covenants, the Georgia Property Owner's Association Act limits late fee's to \$60.00 and interest accrual to 10% per annum. The Board will correct our letters and seek to bring our Covenants in agreement with the GPOA.

- Annual homeowner meeting – Historically was held in May or earlier. Recommendation is to hold it at the pool to allow seating. Tentatively scheduled for May 21st. Barry to build a schedule of meeting agenda and schedule. Barry to discuss social event with Nancy.
- Resident guide and welcome packet – Email to Karen Papirner and asked if she was interested in building a packet. We want to keep it simple to print: Name, Address, phone number, email only.

COMMITTEE UPDATES

- ARC COMMITTEE: None
- COMMUNICATIONS COMMITTEE: None
- SOCIAL COMMITTEE: None

POOL COMMITTEE:

- Buzzer is going off on the pool on the Septic System. Bill is to contact Bishop Septic Tank Service to look at the alarm and see what the septic system is doing. Bill will see if he will replace the switch if needed. Barry makes the motion to have repairs completed up to \$400.00. Bernice Second the motion. Agreed.
- Sweetwater is \$90/month more expensive than RW Pool Service. Sweetwater does additional work. Barry makes the motion to keep our current pool service provider, Mike Sanderson second the motion, based upon RW Pool's finalized contract and input. Agreed.
- Pool rules – Short Version and Long Version were reviewed. Pool rules will incorporate State & County Rules into them and mimic the printed signs at the pool. Bill will add any further definitive rules inside of the written document.
- Bill asked about a conversion to change it over a salt water system. Barry asked Bill to create a break-even analysis.. Cost Benefit Analysis required for decision. Barry will add the pool conversion on the long term list for potential investment.
- NEIGHBORHOOD WATCH COMMITTEE: None
- COMMENTS FROM RESIDENTS: None

NEXT MEETING: 11 April at the home of Mike Sanderson at 7pm.

The meeting was adjourned at 8:35 pm.