

MINUTES FROM

HORSEMEN'S RUN COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

July 24, 2007

The meeting of the Board of Directors was called to order at 7:04pm at the home of Bill Fountain at 235 Compton. Present were Ross King (President), Bill Fountain (Vice President) and Cleo Young (Treasurer). Sonya Moste also attended as a new resident and offered her services as the Association Secretary. Barry Hess, Georganne Mobley and Dave Pettis were also in attendance

APPROVAL OF MINUTES

Ross King motioned to approve, as a grouping, minutes from three separate meetings; the Annual Meeting (4/14/07), Regular Board meeting (5/16/07) and Special Called Board Meeting (7/5/07). Bill Fountain seconded the motion. There was no comment and the Board unanimously approved the grouping of minutes.

FINANCIAL REPORT

Cleo Young distributed copies of the year to date budget through June 30th, 2007. It shows income YTD of \$85,307.02, total expenses of \$35,190.23 and an account balance of \$50,116.79.

There are two outstanding invoices for services that need to be paid - one for tree service of \$600 to Romero Mims Tree Service and one for concrete sidewalk work near the pool for \$450 to Boss Construction LLC.

There was discussion and concern over two residents that have not paid their 2007 assessments. They were sent notices via certified mail, but have not picked up their notices. They have until 7/31/07 to pay, otherwise, the board will move towards legal action. The delinquent residents include the Edwards at 320 Houseman and the Kipa's at 460 Fitzgerald. Neither has made any attempt to communicate with the Board.

OLD BUSINESS

Block Captains

All ten block captains have sent out the summer packages to their respective resident. The packages included the summer letter and copy of the covenants. The Board expressed appreciation to Georganne Mobley for her help in this regard. Concerns by residents heard by the block captains primarily include concern about the lack of maintenance of some yards and praise for the Baldwin's for their yard enhancements.

The captains also heard we should add additional rules to the covenants such as no parking on the grass and no blowing grass on the street.

Phone Message Blasts to Residents

To improve communication during community emergencies or alerts, a Calling Post service may be used in some instances. A list of all resident home phone numbers (excluding two residents that opted out) has already been completed. It will cost between 5 – 7 cents per call. There are no upfront costs to set up the program. The board feels this is an excellent, cost effective tool for communications on a critical needs basis.

Landscaping RFP for 2007

The Board feels the RFP, prepared by Bill Fountain, looks good. Bill will follow-up with Arrow Landscaping and the Board will take action on the RFP at the September board meeting.

Tree Removal/Sidewalk Panel Repair

\$600 will be paid to Mims tree service for the removal of three dead trees and one four foot high tree truck all located in Fitzgerald Park. The sidewalk panel repairs, near the front entrance will cost \$450, the invoice has been sent by Boss Construction. The Board expressed special thanks to Barry and Bill for their help.

Closing of Pool

The Board agreed that the last day the pool will be open for the summer season will be Sunday, September 9th, 2007. As of September 10th, 2007, the pool will be closed for the 2007 season.

NEW BUSINESS

Irrigation

Cleo Young paid \$3,581 for all five meters. Cleo will call Tim and get an invoice for repairs to the irrigation system in the Main Park. The Association will seek to receive a credit for the cost of last months water bills based upon the system repairs.

New Resident Packages

Packages have been completed for new residents by Karen Papirner (resident). The board feels they were extremely well done. They will include; welcome letter, covenants, recent correspondence to residents, a modification request form and the resident directory. Ross King gave the go ahead to proceed with distribution and expressed special appreciation to Karen for her help putting these packets together.

Georganne Mobley will now transfer responsibility for the new resident letter to Karen Papirner.

Pool Keys

Cleo Young has distributed ten pool keys to new residents. Bill suggested that \$25 for pool keys be collected at closing for the new homes.

Unightly Vacant Lots

Ross King will write letters of concern to the developers (ie Jordan Homes) who do not maintain their vacant lots.

COMMITTEE UPDATE

Architectural Review Committee

ARC Committee Chairman, Barry Hess, will follow up with Mr. Pettis's request for installation of a new backyard fence right away.

Communications Committee

Barry Hess suggested we post the following documents to the website; Copy of Declaration, Initiation fee for new homeowners, Georgia Homeowners Association Act and the Rules & Regulations. This was approved by the Board members to proceed.

Georganne, through donated services by Steve Watson, has added all upcoming event dates. The website will be revised to become even more user friendly.

Bill suggested the board send a letter of appreciation to Steve, Georganne and Barry for their contributions in drafting resident letters and providing online content and updates. It was suggested that we add FAQ's to the next letter as a fun way to educate homeowners about the community rules and regulations.

Social Committee

The service of Pam Garrett will end as of 12/31/07. A new social committee chairman is needed. Elizabeth McCullough and Paige _____ have been identified as possible candidates.

OTHER BUSINESS

It was mentioned that Board members need to solicit early for people to run on the Board and to become involved by joining a committee. Ross King will start to draft something to get out in September.

COMMENTS FROM RESIDENTS

Website

It was suggested that it might be a good idea for residents to be able to offer comments about contractors they have used, good or bad. This could be done on a new Services web page.

Safety

Dave Pettis expressed concern that traffic signs are needed on Addison Drive; 2 caution children signs and 2 speed limit signs. The street is being used as a cut through and people are speeding. Georganne will add a notice on the website urging residents to obey the slow down and obey speed limits.

Illicit Activity After Dark at Common Areas

There was discussion about suspicious activity after dark at the pool and the tennis courts. To discourage this type of behavior, the Board will look into the costs to install cameras and signage.

Pool Maintenance

Bill will assess signage needs at the pool once the summer season has concluded. Also, a pool report dated July 11th, 2007 highlights ____ # of items that need to be repaired. Many items are the result of vandalism, such as the loose rail on the southside. It was urged that all residents need to be concerned and keep watch over their community or special assessments may be imposed in the future. Georganne Mobley will update the website to urge residents to watch for vandals and notify a Board member if they see something suspicious or inappropriate occurring in common areas.

REPORTS AND ANNOUNCEMENTS

The board wishes to express deep sadness and concern for Steve Dix and his family. Mr. Dix was in a car accident that has left him in critical condition at Atlanta Medical. He is in everyone's prayers.

NEXT MEETING

The next Board of Directors meeting will be held on **September 12th, 2007 at 7:00pm** at the home of Cleo Young at 105 Compton.

The meeting was adjourned at 8:15pm.