

MINUTES FROM
HORSEMEN'S RUN COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting
February 19, 2008

The meeting of the Board of Directors was called to order at 7:02pm at the home of Bill Fountain at 235 Compton. Present were 2008 board members Bill Fountain, Barry Hess, Suzie Abshire and Sonya Moste (Secretary – not voting). Elizabeth McCullough, Georganne Mobley and Fred Francis were also present.

APPROVAL OF MINUTES

The minutes from the January 15th, 2008 regular Board meeting were reviewed. They were unanimously approved and will be posted to the community website.

FINANCIAL REPORT

- 1099R statements are done and have been sent to any vendors where it is required.
- As of 1/30/08, we have received \$11,400 in 2008 assessments, (ie 18% of homeowners have paid). The board finances are strong.
- We have \$25,000 in ~~restricted reserve~~ funds. Suzie will ask Wachovia for some recommendations on where to place the money short-term until we decide what capital improvements will be made using these dollars.
- Barry Hess will get the list of suggested capital improvements from the last board so that we can earmark our ~~restricted erve~~ fund. This will be discussed at our March meeting. Bill Fountain suggested adding the addition of tables at the pool to the list of proposed capital projects.
- All 3 board members have been added to the bank's signature card.
- Some board members feel if a particular expense is in an approved budget, no further action is needed before expending the expense. It is believe that only expenses that are outside an approved budget would need board action. Bill Fountain will investigate what the "Roberts Rule of Order" says about approval of expenses that are within an approved budget.

OLD BUSINESS

- To improve community communications, the idea (proposed a couple months ago by Karen Papiner) for a marquee sign at the front entrance was discussed. Other options were also put on the table, such as using our ~~telephone based~~ "calling post" or emails ~~blasts~~. There is concern about placement, that a sign could be vandalized and would need ongoing maintenance. Using a calling post or emails ~~blasts~~ may also be more cost effective. Barry Hess made a motion for all board members to think about the issue a little more and we will defer the discussion to our next board meeting. All board members were in favor of this motion.
- Karen Papiner will do an addendum to the Resident Guide.
- The board asked Georganne to talk to Karen about the newcomer packets. Specifically, the board would like to ~~review and approve sign off on~~ the final packet of information before it is disseminated to new homeowners. The board is thankful for her contributions.
- The status of the lien on the Edwards home was discussed. The board was advised by counsel that their home had already been foreclosed upon, but after further investigation, it is believed it was not their home in Horsemen's Run, but one in Tyrone, Georgia. Barry Hess made a motion to ask our counsel to confirm if their home in Horsemen's Run was foreclosed or not. All board members were in favor.

NEW BUSINESS

- Bill Fountain raised the issue of garbage pick-up within the community. Currently, there are 3 or 4 different companies picking up garbage on different days of the week. It was decided that the issue would be raised at our annual homeowners meeting and we would see if there is interest in going with one garbage company. If there is enough interest, then the board will issue an RFP.
- Bill Fountain will draft some text about septic tanks for inclusion in the upcoming newsletter being drafted by Barry Hess.
- The covenants prohibit burning. Barry Hess talked to the Fayette County to see if county ordinances took precedence over our approved covenants ~~they would back us up, should someone should someone~~ submit a permit from our community. The county will check with the fire chief.
- There are only 2 mailbox keys. Currently, Barry Hess and Suzie Abshire have possession of them.

COMMITTEE UPDATES

ARC COMMITTEE

- Barry Hess gave Georganne the Ware's fence approval letter. Georganne will deliver letter to the Wares.
- Barry Hess drafted and will send a letter to the Whites about the plywood board on their front porch, that is a violation of the community standards, and ask them to comply with the covenants.
- Barry Hess will send out the ARC roles & responsibilities (4 page doc) to all board members for review and to revise if necessary.
- Fred Francis expressed interest on serving on the ARC committee, and possibly being the Chair.
- Georganne presented a Modification Request by the Alexanders at 220 Addison Drive. They are requesting approval to install a split rail fence with welded wire. The ARC committee was divided on the issue. The board discussed the issue at length and physically inspected a sample of the welded wire that was proposed being used. A motion was made to not approve this request because it was felt the welded wire is basically chain link, which is prohibited by the covenants. All were in favor. Barry Hess will draft the disapproval letter to the homeowners.

COMMUNICATIONS COMMITTEE

- Barry Hess drafted a welcome letter for new homeowners that would be included in the newcomer packets. A motion was made to approve the letter and all were in favor.
- Barry Hess drafted several thank you letters:
 - Nancy Ware for her service on the ARC committee
 - Elizabeth McCullough for her service on the Social committee
 - To all block captains for their service or continued service
- Barry Hess is currently working on a newsletter that he hopes to send out in March 2008. If anyone has content they wish to provide, they should send it to Barry. Additional topics for the newsletter include:
 - Process for reserving the Gazebo
 - Dogbarking
 - Possible swim instructor
 - Implementation of a neighborhood watch
 - Septic tank tips and maintenance

SOCIAL COMMITTEE

- It was discussed that we may need a process for reserving the Gazebo. Some residents have asked if they can rent it for special occasions. It would be free to residents, but someone needs to keep the master calendar. It was decided this should fall under the roles & responsibilities of the social committee. We need to further investigate if any decision has been made in the past about whether people outside the community would be allowed to rent the Gazebo. Suzie and Barry will research archived meeting minutes.
- Elizabeth McCullough suggested the installation of structures at the Denton Circle Park that would allow for Disk Golf. Overall, the board seemed to like the idea, but is concerned about what the residents that front the Denton Circle Park would think. Barry Hess made a motion that all board members **would noodle the issue** and defer the discussion and any action to the March board meeting. All were in favor.
- By the 2/25/08, the social committee will send out flyers to all residents about the upcoming Easter Egg Hunt. Fred Francis offered to help with the website when needed. [should Fred's offer be with the next bullet??]
- Steve Watson still needs to update the contacts page of the website. The minutes from the 12/07 board meeting and the 2008 budget have been posted.

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POOL AND MAINTENANCE

- Bill Fountain suggested the community hire a swim instructor. Apparently, some residents have expressed an interest. Barry Hess suggested we gauge interest by placing this information in the upcoming newsletter and for residents who would like participate to call Bill. [I assume a fee – if any – would be paid by those participating and HOA funds would not be used for this)
- Bill Fountain said we need more tables and chairs (not lounge chairs) at the pool and should be a capital expense for 2008.

OTHER BUSINESSES

We need to establish an agenda and date for the next annual homeowners association meeting. It was proposed mid May would be a good time. Barry Hess will work on the agenda.

COMMENTS FROM RESIDENTS

- Some residents have complained about excessive dog barking. In fact one resident sent a letter recently to the previous board chair, Ross King. There are both county noise ordinances and a section of our covenants. The covenants do not expressly that cover this issue—, This comment will be added to the March newsletter. Barry will talk about this in the newsletter but the board has no authority on the issue.
- Some residents have heard some kids are selling drugs in our community. Barry Hess suggested perhaps we need to establish a neighborhood watch.
- Resident asked about placing a disk golf in Denton Circle. We discussed the disc golf idea and tabled it til next month. During the discussion there were questions brought up about the basic intent of the park (that of being just a park): safety concerns; vandalism; maintenance costs; and asking homeowners who live around the

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park (and by extension our entire Community) to see if that is something they would want done. Issue was deferred to the next meeting for further exploration..

NEXT MEETING

The 2008 board will meet the 3rd Tuesday of every month. The next meeting will be on March 18th at the home of Suzie Abshire at 145 Reynolds Place.

The meeting was adjourned at 9:30 pm.