

**MINUTES FROM
HORSEMEN'S RUN COMMUNITY ASSOCIATION, INC.**

**Board of Directors Meeting
March 18, 2008**

The meeting of the Board of Directors was called to order at 7:00pm at the home of Suzie Abshire at 145 Reynolds Place. Present were 2008 board members Bill Fountain, Barry Hess, Suzie Abshire and Sonya Moste (Secretary – not voting). Elizabeth McCullough, Georganne Mobley, Nancy Ware, Dave Pettis and Tim Brooks were also present.

APPROVAL OF MINUTES

The minutes from the February 19th, 2008 regular Board meeting were reviewed. They were unanimously approved and will be posted to the community website.

FINANCIAL REPORT

Suzie Abshire provided an overview of the association's finances. As of today, 26 homeowners have not yet paid their 2008 association dues. They have till March 31st. We have collected \$34,549 year to date and have \$49,463 in the bank. The board has agreed that after March 31st, anyone who hasn't paid will get letters right away. Our finances are strong and we are on track. The board approved the report.

Regarding restricted funds (ie ~~\$30,000~~ surplus from ~~2007~~the past 2 ½ years to be used towards future capital improvements), Suzie will see if we can put the money in an interest bearing account. It was noted that we~~We~~ may not be able to because we are a Georgia 501c3 which may prohibit this.

OLD BUSINESS

A few months ago, a resident suggested the board consider installing a permanent marquee sign near the front entrance to foster better communications to residents. The cost estimate for installation was \$795 - \$850. This issued had been deferred until today. Given that there are other, more cost effective ways to communicate, and for security reason, we may not want outsiders to know the dates and locations of community activities, the board unanimously agreed we would not install such a sign. Barry Hess made the motion against the sign. Bill Fountain provided the second. It was unanimously disapproved.

Karen Papirner has been welcoming newcomers for some time. On her own, she prepared a Welcome Package with all the information a new resident might need/want and personally delivers it with food goodies to every new homeowner. Everyone reviewed the package and gave it rave reviews. The Board strongly feels it should pay Karen for any costs associated with the production and distribution of the package, but it appears Karen wishes to continue offering this service pro bono. The Board unanimously approved Karen's Welcome Package and sincerely thanks her for her service to the community.

The lien status and history of non-payment of dues by the Edwards at 320 Housman Drive was discussed. It was decided that the Board would not seek a lawsuit. Rather, they would layer the liens onto their property and collect at the time they sell or refinance their property in the future.

The question arose whether we need to re-issue the Architectural Review Committee resolution. Currently, the resolution calls for 7 members. The Board agreed to leave the resolution as it.

During last month's Board meeting, the Chair of the Social Committee suggested the installation of structures at the Denton Circle park to allow for Disk Golf. The Board discussed several issues, including we don't know yet what the residents that front Denton Circle park think and the park is not that healthy and needs maintenance, and given the drought situation, we don't know when we can restore the health of the park. The Board feels now is not a good time to act on this request. Rather, it was felt that Elizabeth McCullough should survey the Denton Circle residents and that we should include a survey in the next quarterly newsletter to gauge the community's level of interest for such an active park. Bill Fountain made the motion to defer the decision on the installation till Fall 2008. Suzie Abshire provided the second. The deferral was unanimously approved.

The Board will hold the Annual Homeowner's Meeting in May 2008. Prior to this meeting, Bill Fountain will send out a rewrite of the bylaws and email it to the board. Barry Hess will work on a draft of the meeting agenda.

Capital Improvements

The Board will take the existing list of suggested improvements and add a few more such as 1) new lighting in parking lot between pool and tennis court, 2) gully by retaining pond and 3) new, upgraded signage. The Board will prioritize the list and assign estimated costs to each item and present the list at the Annual Meeting for approval by residents.

NEW BUSINESS

New Landscape Contract

Tim Brooks of Arrow Landscape gave an overview of his 2008 estimate for maintenance of the community's common areas and parks. Last year, the annual cost for maintenance was \$24,516. Tim's recommendations for 2008 included bringing the parks up to the standard of our front entrance, which means additional fertilizations and weed control applications at all of the parks. The estimate for his "full package" was \$37,660. Tim will get with Bill Fountain about the contract format and via email, the contract will be negotiations and approved no later than next week.

ARC COMMITTEE

Georganne Mobley presented three ARC requests.

1. The Alexanders at 220 Addison Drive made a 2nd request for installing a fence in their backyard, to include a dog run. This request was a significant improvement over the 1st request which was denied. The ARC recommended approval. Suzie Abshire made a motion to approve the fence request. Bill Fountain provided the second. It was unanimously approved. Georganne will send the Alexanders the approval letter.
2. Phil and Glenda Smith at 185 Addison Drive made a request to install an arbor, new plantings and a rock path in their backyard. ARC recommended approval. Bill Fountain made the motion to approve. Suzie Abshire provided the second. It was unanimously approved.
3. Jason and Alisha Thompson at 160 Compton Drive submitted a request to install a playset in their backyard. ARC recommended approval. Bill Fountain made the motion to approve. Suzie Abshire provided the second. It was unanimously approved.

Commented [BRH1]: Did the mod request say "dog run" ??
Need to verify with Georganne.

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COMMUNICATIONS COMMITTEE

Georganne Mobley provided the update. The newsletters have been delivered to 70% of the residents. Three block captains have yet to finish their delivery.

The website has been updated with recent board meeting minutes, list of events and contact information. Some updates that still need to be completed include; adding the December approved budget, add the addendum to the covenants and the latest issue of the community newsletter.

SOCIAL COMMITTEE

Elizabeth McCullough provided the update. A resident who plays in a kid-friendly guitar band offered to play a couple times over the summer at the pool. Elizabeth will get him some dates and advertise to residents. Also, it is likely an October concert or Octoberfest event will be added to the roster of social events for the year.

POOL AND MAINTENANCE

Bill Fountain fixed the gate to the tennis court.

OTHER BUSINESSES

Lot 73 was purchased on February 22, 2008 by ~~Fred Serpico, the Barnards~~, however, no initiation fee or 2008 assessment fees dues were collected at closing. The Board believes ~~some dues and~~ the \$600 initiation fee and a pro-rated annual assessment is still due. Suzie Abshire will send them a letter.

There are still dead trees and wood piles at 460 Fitzgerald Lane. According to Section 7.12 in the bylaws, wood piles are not permitted to accumulate. Barry Hess will send the owners, the Kipas, a letter of inquiry asking about their intentions to remove the dead trees on their property and to clean up the wood piles.

COMMENTS FROM RESIDENTS

None

NEXT MEETING

The 2008 board will meet the 3rd Tuesday of every month, except during the month of April, as the 3rd Tues falls on tax day. The next meeting will be on Thursday, April 17th at the home of Barry Hess at 330 Housman.

The meeting was adjourned at 9:25 pm.